

To: Mr A McPheat
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Important – Planning permission and notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee may be payable for each request to discharge conditions.

For advice on any of these matters, please contact the duty planning officer or the case officer at Welwyn Hatfield Borough Council, Campus East, The Campus, Welwyn Garden City, AL8 6AE or by email planning@welhat.gov.uk between 0900 – 1100 daily.

**Notice of Decision
Town and Country Planning Act 1990
Town and Country Planning (Development
Management Procedure) (England) Order 2015
Approval of Permission for Development**

To: Mr A McPheat

Application No: 6/2018/0171/MAJ

Date of Approval: 15 February 2019

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby GRANT, subject to the development beginning not later than 3 years from the date hereof to: -

Development: Creation of a mixed-use quarter comprising the erection of up to 1,340 residential dwellings including 414 (31%) affordable dwellings (Use Class C3); 114 extra care homes (Use Class C2); the erection of a civic building comprising 497 m² of health (Use Class D1), 497 m² of community use (Use Class D1), 883 m² of office (Use Class B1) and 590 m² of retail (Class A1/A2/A3/A4/A5); alterations, additions and change of use of Grade II Listed Building and retained Silos to provide 5,279 m² of flexible business floorspace (Use Class B1), 270 m² Combined Heat and Power (Sui Generis), 2,057 m² International Art Centre (Use Class D1), 1,235 m² Gymnasium (Use Class D2), 1,683 m² of restaurant/coffee shop/bar (Use Class A1/A3/A4/A5), Creche/Day Nursery (Use Class D1) of 671 m² as well as a Network Rail TOC Building (Use Class B1) of 360 m²; plus associated car parking, access, landscaping, public art and other supporting infrastructure.

At Location: Former Shredded Wheat Factory Welwyn Garden City AL8 6UN

Applicant: The Wheat Quarter Limited

Application Date: 16 February 2018

This planning permission is subject to a Section 106 Unilateral Undertaking.

In accordance with the conditions listed below: -

1. If, during the development of any phase or block, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site, in line with paragraph 109 of NPPF. This is also in line with policy R2 and R7 of the Welwyn and Hatfield Local Plan.

2. No infiltration of surface water drainage into the ground at the former Shredded Wheat factory is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development of any phase or block shall not be carried out otherwise than in accordance with the approved plans.

REASON: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution caused by mobilised contaminants in line with paragraph 109 of the NPPF. This is also in line with policy R2 and R7 of the Welwyn and Hatfield Local Plan.

3. Piling, investigation boreholes, tunnel shafts and ground source heating and cooling systems using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development of any phase or block shall not be carried out otherwise than in accordance with the approved plans.

REASON: To ensure that the proposed deep intrusive ground works does not harm groundwater resources, in line with paragraph 109 of the NPPF. This is also in line with policy R2 and R7 of the Welwyn and Hatfield Local Plan.

4. A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of each phase of development.

REASON: The Thames river basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the impact of contamination by various organic chemicals which are highly likely to be present within the soil and groundwater beneath the site could result in the deterioration of the chemical statues of the groundwater within the Upper Lee Chalk WFD groundwater body. It is also to ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies, in line with paragraph 109 of the NPPF. This is also in line with policy R2 and R7 of the Welwyn and Hatfield Local Plan.

5. No development of any phase or block shall take place until confirmation of the final surface water discharge rates and connection points into the surface water sewer for that phase or block have been submitted to, and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

This shall include the following:

1. Surface water discharge rates and connection points into the public surface water sewer for each future sub-catchment included within the entire development site.
2. Confirmation of the capacity study results and agreement for the proposed discharge rates and connection points from each future sub-catchment for surface water sewer network undertaken in line with Thames Water recommendations.
3. Limiting the surface water run-off generated by the critical storm events so that it will not exceed surface water Greenfield run-off rates (or as close as possible rates) for the relevant rainfall events for the 1 in 1 year event, the 1 in 30 year event and the 1 in 100 year event including plus 40% of climate change allowance. If Greenfield run-off rates cannot be achieved, strong technical justification should be provided. As a minimum 50% betterment in run-off rates for each sub-catchment should be provided following the relevant rainfall events including the 1 in 1 year event, the 1 in 30 year event and the 1 in 100 year event including plus 40% of climate change allowance. No increase of the risk of flooding off-site should be identified.
4. Confirmation of attenuation volumes required for each phase identified within the development proposal. Final results should be appropriately split between future sub-catchments identified within the drainage strategy.

REASON:

1. To ensure the facilitation of required attenuation volumes in line with the prior agreed discharge rates.
 2. To prevent the increased risk of flooding, both on and off site.
6. No development of any phase or block shall take place until the design of the drainage scheme for that phase or block has been submitted to, and approved in writing by the Local Planning Authority. The drainage system for future sub-catchment shall include a restriction in run-off and surface water storage on site based on the sub-catchment approach of the strategic system. The scheme shall subsequently follow the agreements described in Condition 5 – Agreement for Discharge Rates and Connection Locations for Future Sub-Catchments and Phasing Arrangements, and shall be implemented in accordance with the approved details before the development is completed. Detailed drainage design for each sub-catchment shall include the following principles:
1. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year including plus 40% for climate change event and details as how this is to be achieved.
 2. Detailed calculations to demonstrate how the system operates during up to and including the 1 in 100 year critical duration storm event including drain down times for all storage features included within the drainage proposal.
 3. Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features reducing the requirement for any underground storage.
 4. Full detailed engineering drawings including cross and long sections, location, size, volume, depth and any inlet and outlet features. This should be

supported by a clearly labelled drainage layout plan showing pipe networks. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes. Total storage volumes provided within each future sub-catchment should be identified.

5. Where an outfall discharge control device is to be used such as a hydrobrake or orifice, this should be shown on the plan with the rate of discharge stated.

6. Silt traps for protection for any residual tanked elements.

7. Details regarding any areas of informal flooding (events those exceeding 1 in 30 year rainfall event), this should be shown on a plan with estimated extents and depths.

8. Full details of any required mitigation/ management measures of any identified source of flooding.

9. Details of final exceedance routes, including those for an event which exceeds to 1:100 rainfall event including climate change event.

REASON: To prevent the increased risk of flooding, both on and off site.

7. The development permitted by this planning permission for the north site shall be carried out in accordance with the principles of the approved drainage strategy, subject to prior approval of details of Condition 5 – Agreement for Discharge Rates and Connection Locations for Future Sub-Catchments and Phasing Arrangements, and Condition 6 – Detailed Design Code for all Future Sub-Catchments.

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed surface water Greenfield run-off rates (or as close as possible rates) for the relevant rainfall events for the 1 in 1 year event, the 1 in 30 year event and the 1 in 100 year event including plus 40% of climate change allowance. As a minimum 50% betterment in run-off rates for each sub-catchment should be provided following the relevant rainfall events including the 1 in 1 year event, the 1 in 30 year event and the 1 in 100 year event including plus 40% of climate change allowance.

2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year plus 40% for climate change event providing storage volumes in above ground SuDS features, and if necessary in underground features.

3. Discharge of surface water from the private drainage network into the public surface water sewer served by Thames Water.

The mitigation measures pursuant to each sub-catchment area shall be fully implemented prior to occupation of each phase or block and subsequently in accordance with the timing / phasing arrangements within the agreed scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

8. The development permitted by this planning permission for the south site shall be carried out in accordance with the principles of the approved drainage strategy, subject to prior approval of details of Condition 1 – Agreement for Discharge Rates and Connection Locations for Future Sub-Catchments and

Phasing Arrangements, and Condition 2 – Detailed Design Code for all Future Sub-Catchments.

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed surface water Greenfield run-off rates (or as close as possible rates) for the relevant rainfall events for the 1 in 1 year event, the 1 in 30 year event and the 1 in 100 year event including plus 40% of climate change allowance. As a minimum 50% betterment in run-off rates for each sub-catchment should be provided following the relevant rainfall events including the 1 in 1 year event, the 1 in 30 year event and the 1 in 100 year event including plus 40% of climate change allowance.

2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year plus 40% for climate change event providing storage volumes in above ground SuDS features, and if necessary in underground features.

3. Discharge of surface water from the private drainage network into the public surface water sewer served by Thames Water.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements within the agreed scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON:

1. To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site.

2. To reduce the risk of flooding to the proposed development and future occupants.

9. Upon completion of the drainage works for each sub-catchment included within the final drainage proposal, in accordance with the final phasing arrangements, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority.

The management and maintenance plan shall include;

1. Provision of complete set of as built drawings including the final drainage layout for site drainage network.

2. Maintenance and operational activities for the lifetime of the development.

3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

No more than 50% of the dwellings on a Block of the development shall be occupied until the management and maintenance plan for the SuDS features and drainage network serving such Block have been approved in writing by the local planning authority. Such management and maintenance plan shall be carried out as approved.

REASON:

1. To prevent flooding by ensuring the satisfactory maintenance of surface water network on site.

2. To reduce the risk of flooding to the proposed development and future occupants.

10. Construction of the north site or south site of the development hereby approved shall not commence until a Construction Management Strategy has been submitted to and approved in writing by the Local Planning Authority. The construction management strategy shall set a framework for construction management plans for individual component phases or blocks and shall include principles covering:
1. Management of Construction vehicle numbers, type, routing;
 2. Traffic management requirements;
 3. Construction and storage compounds (including areas designated for car parking);
 4. Management of site entrances, site tracks and the adjacent public highway;
 5. Timing of construction activities
 6. Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
 7. Provision of hoarding around the site
 8. Provision of measures to protect retained trees
 9. Noise control measures to minimise noise and vibration
 10. Dust control measures

REASON: In order to protect highway safety and the amenity of other users of the public highway and rights of way and the amenity and living conditions of the wider public in accordance with the mitigation measures set out in the Environmental Statement.

11. No development of any phase or block shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority for the relevant phase or block. The construction of the development shall not be carried out otherwise than in accordance with the approved Plan. The Construction Management Plan shall include details of:
1. Construction vehicle numbers, type, routing;
 2. Traffic management requirements;
 3. Construction and storage compounds (including areas designated for car parking);
 4. Siting and details of wheel washing facilities;
 5. Cleaning of site entrances, site tracks and the adjacent public highway;
 6. Timing of construction activities;
 7. Provision of sufficient on-site parking prior to commencement of construction activities;
 8. Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
 9. Provision of hoarding around the site
 10. Provision of measures to protect retained trees
 11. Noise control measures to minimise noise and vibration
 12. Dust control measures

REASON: In order to protect highway safety and the amenity of other users of the public highway and rights of way and the amenity and living conditions of the wider public in accordance with the mitigation measures set out in the Environmental Statement.

12. Not to occupy any dwellings in a block until the mitigation and enhancement measures set out in the Environmental Statement Appendix 12 Ecology and Nature has been implemented in accordance with that document relevant to that block. A verification report confirming that the mitigation and enhancement measures set out in that statement have been fully implemented must be submitted on practical completion of each phase or to a timetable agreed with the Local Planning Authority in relation to this condition.

REASON: To ensure that the development has a positive impact on the ecological value of the site, in accordance with Policy R11 of the Welwyn Hatfield District Plan 2005.

13. No development of any phase or block shall commence until full details (in the form of scaled plans and / or written specifications) have been submitted to and approved in writing by the Local Planning Authority to illustrate the following infrastructure for that phase or block: -

- i) Roads, footways, cycleways, foul and on-site water drainage.
- ii) Roads and footway.
- iii) Foul and surface water drainage.
- iv) Visibility splays.
- v) Access and servicing arrangements.
- vi) Parking provision in accordance with adopted standard.
- vii) Loading areas.
- viii) Turning areas.

For each block no dwelling or premises shall be occupied until the necessary part of the approved scheme for that block has been completed.

REASON: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard

14. a) No occupation of any block shall occur until a detailed scheme for the off-site highway improvement works as indicated in Appendix N of the Transport Assessment on TPA drawing titled, Octabout Design Proposals Option A, numbered TPA Drawing 1309-14 PL129 has been submitted to and been approved in writing by the Local Planning Authority.
- b) Prior to the occupation of the 500th dwelling of the development hereby permitted the approved off-site highway improvement works must be completed in accordance with the details approved under this condition.

REASON: To ensure that the highway improvement works are designed to an appropriate standard in the interest highway safety, to protect the environment

of the local highway corridor and to ensure that does not have an unacceptable impact on safe and free flow of the pedestrian and highway network.

15. a) Notwithstanding the details indicated on the submitted drawings no occupation of any block shall occur on site until a detailed scheme for the off-site highway improvement works as indicated in Appendix N of the Transport Assessment incorporating TPA drawing titled, Broadwater Road Proposed Improvements with Centre Line, numbered TPA Drawing 1309-14 PL137 , Drawing 1309-14 PL108 and Drawing 1309-14 PL120, has been submitted to and approved in writing by the Local Planning Authority.

b) Prior to the occupation of the 500th dwelling, the development hereby permitted (or Prior to the commencement of the use hereby permitted) the off-site highway improvement works referred to in Part a of this condition shall be completed to the written satisfaction of the Local Planning Authority
REASON: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety, to protect the environment of the local highway corridor and to ensure that the development does not have an unacceptable impact on safe and free flow of the pedestrian and highway network.

16. No occupation of blocks 1, 4, 5, 7 and 8 shall occur on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works at Hydeway has been submitted to and approved in writing by the Local Planning Authority and completed. The scheme must include a timetable for implementation and for the management of parking on Hyde Way. The scheme shall be implemented in accordance with these approved details.

REASON: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety, to protect the environment of the local highway corridor and to ensure that the development does not have an unacceptable impact on safe and free flow of the pedestrian and highway network.

17. A North Site. No development on the north site shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets on the north or south site respectively have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

B South Site. No development on the south site shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets on the north or south site respectively have been submitted to

and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

REASON: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

18. a) No phase or block of the development hereby permitted shall be occupied until an Overarching Travel Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority for the relevant part of the site (north or south) such Travel Plan shall accord with Hertfordshire County Council document 'Hertfordshire Green Travel Plan Guidance'
- b) No phase or block of the development hereby permitted shall be occupied prior to the approval of the Overarching Travel Plan and the approval of the relevant Plot Travel Plans and the implementation of those parts identified in the approved Overarching Travel Plan referred to in Part a) of this condition as capable of being implemented prior to occupation. Those parts of the approved Overall Travel Plan and the Plot Travel Plans implemented in accordance with the timetable contained therein shall continue to be implemented as long as any part of the development is occupied.

REASON: To ensure that the development is sustainable in accordance with Policy M3 (Green Travel Plans) of the Welwyn Hatfield District Plan 2005 and SADM3 (Sustainable Travel for All) of the Welwyn Hatfield Draft Local Plan Proposed Submission August 2016.

19. Notwithstanding the approved plans, no phase or block of the development shall be occupied until details of additional, publicly available, cycle parking have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include information on the implementation of the cycle parking so as to ensure continuous provision of publicly available cycle parking. The cycle parking shall thereafter be retained in perpetuity.

REASON: To ensure that adequate and managed public cycle parking is available in the vicinity of the railway station bridge.

20. No occupation of any phase or block above ground level shall commence until a scheme for the provision of secure cycle parking for that phase or block of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme must include details of the implementation of these facilities in time to serve the blocks and uses they are serving. The development shall not be carried out other than in accordance with the approved scheme.

REASON: In order to ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance Policies M6 and M8 of the Welwyn Hatfield District Plan 2005.

21. The areas set aside for car parking shall be laid out surfaced and marked out, in accordance with approved drawings before the relevant phase or block of the development hereby permitted is first occupied and shall be retained permanently thereafter for the parking of vehicles for residents/occupiers of the development and shall not be used for any other purpose. Details identifying locations of electric car charging points will be provided prior to the construction of each block or phase. The electric car charging points will be installed as approved prior to the occupation of that block or phase.

REASON: To ensure that the spaces are provided in the interests of highway safety in accordance with the National Planning Policy Framework.

22. A) prior to the occupation of any phase or block of the development hereby approved, the provision of designated parking spaces for a car club on the north or south site respectively shall be made in accordance with detailed drawings to be submitted to and approved in writing by the local planning authority, such drawings to show size, position, method of delineation and signing of such a space, and this space shall at no time be used for any other purpose.

B) A car club management and implementation scheme for each phase or block setting out the methods of operation, timing of provision, availability, maintenance and management of car club spaces must be submitted to and approved by the local planning authority before the first occupation of any residential units on site on the north or south site. The scheme will be carried out in accordance with these approved details.

REASON: To protect the amenities of local residents and road users and to support sustainable and efficient transport modes for the development.

23. A. North Site. No development of any phase or block on the north site shall commence until details of a Car Parking Management Plan have been submitted to and approved in writing by the Local Planning Authority for the relevant phase or block. The Car Parking Management Plan must include details of parking allocations and permitting, waiting restrictions and hours of operation, and on-site parking enforcement. The development shall not be carried out other than in accordance with the approved plan.

B. South Site. No development of any phase or block on the south site shall commence until details of a Car Parking Management Plan have been submitted to and approved in writing by the Local Planning Authority for the relevant phase or block. The Car Parking Management Plan must include details of parking allocations and permitting, waiting restrictions and hours of

operation, and on-site parking enforcement. The development shall not be carried out other than in accordance with the approved plan.

REASON: In order to ensure satisfactory controls to protect highway safety and operation, and residential amenity.

24. No development of any phase or block shall commence until details of a Delivery and Servicing Plan have been submitted to and approved in writing by the Local Planning Authority for the relevant phase or block. The Delivery and Servicing Plan must include details of on-site service vehicle management, vehicle types and numbers, hours of delivery and route management. The development shall not be carried out other than in accordance with the approved plan.

REASON: In order to ensure satisfactory controls to protect highway safety and operation, and residential amenity.

25. No development of any phase or block shall commence, other than ground and site preparation works, until the applicant has submitted to, for approval in writing by the Local Planning Authority, a detailed scheme to protect the proposed development of that phase or block from traffic noise, railway noise and noise associated with other uses on the site. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 and the ventilation standards within Approved Document F of the Building Regulations. Where required, dwellings shall be ventilated with MVHR as per System 4 in Building Regulations Part F to help minimise the reliance on openable windows for the control of overheating. No part of the development shall be occupied or used until the approved scheme has been implemented.

REASON: To protect the occupants of the new development from noise disturbance in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005.

26. No part of the commercial development shall commence until the applicant has submitted to, for approval in writing by, the local planning authority a scheme of sound insulation for the commercial buildings. The buildings shall not be occupied until the approved scheme has been fully implemented and thereafter the sound insulation measures shall be retained in perpetuity in accordance with the approved scheme.

REASON: To protect the occupants of nearby residential properties from noise disturbance, in accordance with policy R19 of the Welwyn Hatfield District Plan 2005.

27. Prior to the installation of any plant and equipment on any phase or block, the applicant shall submit to, for approval in writing by the local planning authority,

details relating to noise from plant and equipment to be installed at the premises for that phase or block, with evidence in the form of an acoustic report showing that noise emissions from plant and equipment will be 10dB (LAeq) below the background noise level (LA90) at the nearest residential properties (proposed and existing) (using the methodology outlined within BS4142:2014). No plant and equipment shall be installed otherwise than in accordance with the approved details.

REASON: To protect the amenity of the residents and other nearby residential properties, in accordance with policy R19 of the Welwyn Hatfield District Plan 2005

28. Prior to the installation of any lighting in any phase or block, the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to the external lighting scheme (including vertical lux diagrams) for that particular phase or block. This scheme must meet the requirements within the Institution of Lighting Engineers guidance notes for the reduction of obtrusive lighting. No lighting shall be installed otherwise than in accordance with the approved scheme.

REASON: To protect the amenity of the future residents of the site and existing residential properties in the near vicinity to the development, in accordance with policy R20 of the Welwyn Hatfield District Plan 2005.

29. Deliveries to the commercial units are to not take place outside the hours of 7am and 9pm on Monday to Saturday and 10am to 2pm on Sundays.

REASON: To protect the amenity of nearby residential properties, in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005

30. A scheme of odour control for the premises within Use Classes A3, A4, D1 and D2 uses with kitchen extract systems shall be submitted to and approved in writing by the Local Planning Authority at least six months prior to installation. The buildings shall not be occupied until the approved scheme has been fully implemented and thereafter retained.

REASON: To protect the amenity of nearby residential properties (existing and proposed) in accordance with Policy R18 of the Welwyn Hatfield District Plan 2005.

31. No development above ground level in any block of the development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. Development shall not be implemented other than in accordance with the approved materials and in accordance with the approved drawings and associated details.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

32. Notwithstanding the submitted Landscaping Scheme and Landscaping Plans, no development of any block or phase above ground level shall take place unless and until the applicant has submitted and had approved in writing by the local planning authority a phased landscaping delivery plan for each block or phase in the relevant part of the site. The delivery plans will identify a programme for the implementation of strategic landscaping for The Weave in the south site landscaping delivery plan, Goodmans Square in the north site landscaping delivery plan, any other areas of landscaping not linked to specific blocks. The approved plan shall be implemented in full prior to the end of the first planting season following the first occupation of each block.
REASON: In order to ensure the delivery of an acceptable scheme of landscaping in accordance with policy D8 of the Welwyn Hatfield District Plan 2005.

33. For each block no development shall commence above ground level until the applicant has submitted to and approved by the local planning authority details of means of enclosure. For each block no premises or dwelling shall be occupied until the approved means of enclosure has been implemented.
REASON: In the interest of maintaining a high quality design environment, in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

34. Premises falling within Use Classes A3, A4, D1 and D2 hereby approved shall only be open to the public between 07:00 hrs and 23:00 hrs. Any members of public remaining in the buildings or outdoor seating areas must have left the premises by 23:30 hours.

REASON: In order to protect the living conditions of local residents, in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005.

35. A scheme setting out the arrangements for the delivery of accessible housing for each phase or block will be supplied to the council in accordance with the following requirements:
- a) No development of residential development above ground level shall take place until a schedule of units, together with appropriate plans and drawings, has been submitted to and approved by the local planning authority setting out details of the number, layout and location of all units that will comply with Part M4(2) and M4(3)(2)(a) and M4(3)(2)(b) of the Building Regulations 2010.
 - b) At least 20% of all new dwellings will meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' the delivery of which should be distributed across market and affordable tenures.
 - c) For each block all units specified as M4(2) and M4(3)(2)(a) and M4(3)(2)(b) in the agreed schedule and plans shall be implemented in

accordance with that approval for that block and in compliance with the corresponding part of the Building Regulations in that regard.

d) The person carrying out the building work must inform the building control body which requirements apply prior to any development above ground level for that block.

e) Written verification of implementation of units in para c) will be supplied to the local planning authority within 30 days of the practical completion of the block it forms part of.

REASON: To ensure that suitable housing is provided to households in need of accessible or wheelchair housing in accordance with Policies D1, H10 of the Welwyn Hatfield District Plan 2005 and SP7 of the Draft Local Plan Proposed Submission (August 2016)

36. Blocks 3A and 3B shall not be used otherwise than for purposes within Use Class C2 of the Town and Country Planning Use Classes Order 1987 (as amended) and shall not be used as student accommodation, or as residential accommodation for a school, college or training centre. Commencement of development of these blocks shall not occur until details of final layout, levels of provision of care, staffing, management and supporting facilities have been submitted to and approved by the Local Planning Authority. Each block shall not be occupied other than in accordance with these details.

REASON: To ensure that specialist housing needs for are catered for in accordance with Policy H9 of the Welwyn Hatfield District Plan 2005 and in accordance with Policy SP7 of the Welwyn Hatfield Draft Local Plan Proposed Submission (August 2016) and to avoid any negative effects on vehicle movement and highway safety on and off the site

37. The applicant shall facilitate the formation of a suitable vehicle access point between points A and B on Plan BWR1 designed to permit access to a residential and B1 development on the adjoining Pall Mall site for purposes falling with Class C3 and/or Class B1 of the Town and Country Planning Use Classes Order 1987 (as amended). Drawings showing the location and configuration of this vehicle access point shall be approved prior to the construction of roads on the South Site and thereafter implemented in accordance with those details prior to any occupation of Block 13. The agreed route shall not be for construction traffic. The approved access must be permanently retained thereafter.

REASON: To facilitate and optimise the development of the mixed use development site at the Broadwater Road West Site as referred to in policy SP17 of the Draft Local Plan Proposed Submission 2016 and Policy EMP3 of the Welwyn Hatfield District Plan 2005.

38. (a) No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree or shrub be pruned other than in accordance with the approved plans and particulars hereby approved. Any topping or lopping

approved shall be carried out in accordance with British Standard 3998:2010 (Tree Work).

(b) If any retained tree or shrub is removed, uprooted or destroyed or dies, an equivalent tree or shrub shall replace it within the next planting season. This condition will cease to have effect on the date 5 years from the date of work commencing on site

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

39. Landscaping in respect of each phase or block shall be carried out in the first planting and seeding seasons following the occupation of each phase or block, and any plants which within a period of 2 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.
REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005
40. No development of any phase or block shall commence until a Site Waste Management Plan for that phase or block has been submitted to and approved in writing by the Local Planning Authority. The Management Plan as approved shall be implemented throughout the demolition and construction period.
REASON: To ensure measures are in place to minimise waste generation and maximise the on-site and off-site reuse and recycling of waste materials, in accordance with Hertfordshire Waste Core Strategy and Development Management Policies DPD 2012.
41. The flats hereby permitted shall not be used for otherwise than for purposes falling within Class C3 of the Town and Country Planning Use Classes Order 1987 (as amended) only, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification).
REASON: To fully consider the effects of development normally permitted, specifically from Use Class C3 to C4, in order to maintain mixed, balanced, sustainable and inclusive communities and in the interests of residential and visual amenity in accordance with the Houses in Multiple Occupation Supplementary Planning Document 2012 and Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework

42. Notwithstanding the provisions of Article 3 of the Town and Country Planning Use Classes Order 1987 and Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders revoking or re-enacting these Orders) this permission shall only permit the use of the approved offices on the site as Use Class B1(a) (Offices) and for no other use or purpose. The change of use from Use Class B1(a) (Offices) to Use Class C3 (dwelling houses) of the Town and Country Planning Use Classes Order 1987 (as amended) is not permitted.
REASON: To ensure an appropriate mix of uses is provided to an adequate standard in line with Policy SD1 (Sustainable Development) and EMP3 (Mixed Use Development Site at Broadwater Road West) of the Welwyn Hatfield District Plan 2005 and SP7 (Type and Mix of Housing) the Welwyn Hatfield Draft Local Plan Proposed Submission August 2016.
43. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 no satellite dishes, fencing or other external structures shall be installed or erected on the site other than in accordance with the approved plans or in relation to plans approved pursuant to conditions of this permission.
REASON: changes do not result in harm to the character and design of the development.
44. Not to commence construction above ground level of any phase or phases, until details of the phasing have been submitted to and approved by the Local Planning Authority. The phasing details shall illustrate both the sequence and duration of each phase and indicate the start and completion periods for each block. The phasing details will also indicate the programme of delivery of highway works in relation to the development phases. The development shall be implemented in accordance with approved details.
REASON: To ensure that the development is sequenced in an appropriate manner and that supporting infrastructure is delivered in time for the occupation or use of the development.
45. Details of a scheme for public art must be submitted to and approved by the Council before its implementation. The public art scheme shall be implemented in accordance with those details.
REASON: To ensure that the details are appropriate in relation to the overall design of the development.
46. Development of any particular phase or block shall not commence until details have been submitted to the local planning authority of a scheme of open access ducting for fibre optic cable to serve a range of Next Generation Access compatible telecommunication services to multi point destinations and all buildings including residential, commercial and community across the development hereby approved. This shall provide sufficient capacity, including

duct sizing to cater for the development with sufficient flexibility to meet the needs of existing and future residents. Units or premises in the blocks being served by this infrastructure shall not be occupied until the infrastructure has been laid out in accordance with the approved details.

REASON: To make adequate provision for the information technology requirements of homes and businesses in the interests of local amenity.

47. Prior to the final 25% of the C3 open market dwellings being occupied, Blocks 1, 4 and 5 must be practically completed. No more than 75% of the Use Class C3 open market dwellings comprising part of the development shall be occupied until Blocks 1, 4 and 5 have been practically completed in accordance with the approved plans.

REASON: To ensure the availability of community and leisure facilities for the development and to secure the restoration of the retained listed buildings.

48. The housing on the south site must be carried out in accordance with the approved plans listed below unless otherwise agreed in writing by the Local Planning Authority:

1. Ground Floor Tenure Plan 16037 CCA-00 DR-A TN.100 Revision P1
2. First Floor Tenure Plan 16037 CCA-00 DR-A TN.101 Revision P1
3. Second Floor Tenure Plan 16037 CCA-00 DR-A TN.102 Revision P1
4. Third Floor Tenure Plan 16037 CCA-00 DR-A TN.103 Revision P1
5. Fourth Floor Tenure Plan 16037 CCA-00 DR-A TN.104 Revision P1
6. Fifth Floor Tenure Plan 16037 CC-00 DR-A TN.105 Revision P1
7. Sixth Floor Tenure Plan 16037 CCA-00 DR-A TN.106 Revision P1
8. Seventh Floor Tenure Plan 16037 CCA-00 DR-A TN.107 Revision P1

REASON: To ensure a suitable balance of housing in accordance with Policy H7 of the Welwyn Hatfield District Plan 2005 and Policy SP17 of the Welwyn Hatfield draft Local Plan 2016.

49. No development shall commence above ground level on site until a local labour strategy has been submitted to and approved in writing by the local planning authority. The strategy shall set out how it will implement the recruitment of a proportion of local people and demonstrate how it will support training and apprenticeships.

REASON: To meet the economic and employment objectives of Policy EMP11 of the Welwyn Hatfield District Plan 2005.

50. No development above ground level in any block of the development shall take place until details of bin storage arrangements (including management, access

and servicing) have been submitted to and approved in writing by the Local Planning Authority; and thereafter implemented in accordance with these details.

REASON: To ensure that each block is adequately serviced and the area does not suffer any detriment from the storage arrangements for waste.

51. Monitoring reports as specified in the plan approved under reference 6/2018/2530/COND, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority in accordance with the approved timetable and any such contingency action identified in the approved reports shall be implemented in full.

REASON: To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures, in line with paragraph 109 of the NPPF. This is also in line with policy R2 and R7 of the Welwyn and Hatfield Local Plan.

52. 1. No development above ground level in a phase or block shall take place until a scheme for the provision of all open space and play space in the relevant phase or block has been submitted to and approved by the local planning authority in writing. The scheme shall include:

(i) details of the location and design of all open space and play space in that phase or block including (where relevant) all informal public open space and amenity areas, play space areas and facilities, the sensory garden, the skate park;

(ii) a phasing programme for the provision of such areas and facilities;

(iii) details of the access arrangements for members of the public to and boundary treatment of the open space and play space in that phase;

(iii) details of the ongoing management and maintenance arrangements for the open space and play space in that phase including the means of funding and the body responsible for such management and maintenance in perpetuity.

The approved scheme ("the Open Space Scheme") shall be carried out as approved.

2. No more than 50% of the dwellings on a phase or block of the development shall be occupied until all open space and play space (including, where relevant to the phase, all informal public open space and amenity areas, play space areas and facilities, the sensory garden, the skate park) required by the Open Space Scheme for that phase has been laid out and completed fully in accordance with the Open Space Scheme approved by the local planning authority for that phase.

3. From its completion, all open space and play space (including, where relevant to the phase, all informal public open space and amenity areas, play space areas and facilities, the sensory garden, the skate park) shall be

managed and maintained in accordance with the relevant Open Space Scheme in perpetuity.

4. The land on which the open space and play space has been laid out comprising part of the development (including, where relevant to the phase, all land comprising informal public open space and amenity areas, play space areas and facilities, the sensory garden, the skate park) shall not be used for any use or purpose other than as public open space and amenity areas and public play space respectively in accordance with the relevant Open Space Scheme and the approved public access arrangements and boundary treatment shall be retained at all times in accordance with the relevant Open Space Scheme unless otherwise agreed with the local planning authority..
REASON: To ensure that adequate supporting facilities are available for the occupants of the development

53. No dwelling shall be occupied until the applicant (or its nominee) has entered into an agreement with the highway authority pursuant to section 38 and/or section 278 of the Highways Act 1980 for the completion, dedication and adoption of the highway works detailed in the Transport Assessment (Entran Jan 2018) ("the Highway Works"). No more than 500 dwellings shall be occupied until the Highway Works have been completed fully in accordance with such agreement.

REASON: To ensure that the highway improvement works are designed to an appropriate standard in the interest highway safety, to protect the environment of the local highway corridor and to ensure that does not have an unacceptable impact on safe and free flow of the pedestrian and highway network.

54. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended).

55. No development of Block 4 (Production Hall) shall be carried out until a detailed specification of childcare facilities in that block have been submitted to and been approved by the local planning authority. No more than 75% of the Use Class C3 open market housing shall be occupied until the childcare facilities have been provided in accordance with these details. [Informative 7 sets out Ofsted requirements]

Reason: To ensure a satisfactory level of provision of childcare provision within the development.

56. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
P0(S)-107	P4	Seventh Floor Plan	25 June 2018
2455-T-00-0034-ZXX	05	Existing Building A - East And West Elevations	17 January 2018
2455-T-00-0031-Z05	05	Existing Building A - Fifth Floor Demolition	17 January 2018
2455-T-00-0027-Z01	05	Existing Building A - First Floor Demolition	17 January 2018
2455-T-00-0030-Z04	05	Existing Building A - Fourth Floor Demolition	17 January 2018
2455-T-00-0026-Z00	05	Existing Building A - Ground Floor Demolition	17 January 2018
2455-T-00-0033-ZXX	05	Existing Building A - North And South Elevations	17 January 2018
2455-T-00-0028-Z02	05	Existing Building A - Second Floor Demolition	17 January 2018
2455-T-00-0029-Z03	05	Existing Building A - Third Floor Demolition	17 January 2018
2455-T-00-0025-ZXX	03	Site Plan Demolition	17 January 2018
P0-001	2	Site Masterplan (Ground)	17 January 2018
P0-002	P2	Site Masterplan (First)	17 January 2018
P0-010	P2	Site Phasing Plan	17 January 2018
P0(N)-099	P2	Basement Floor Plan	17 January 2018
P0(N)-100	P3	Ground Floor Plan	3 July 2018
P0(N)-101	P2	First Floor Plan	17 January 2018
P0(N)-102	P2	Second Floor Plan	17 January 2018
P0(N)-103	P2	Third Floor Plan	17 January 2018
P0(N)-104	P2	Fourth Floor Plan	17 January 2018
P0(N)-105	P2	Fifth Floor Plan	17 January 2018
P0(N)-106	P2	Sixth Floor Plan	17 January 2018
P0(N)-107	P2	Seventh Floor Plan	17 January 2018
P0(N)-108	P2	Eighth Floor Plan	17 January 2018
P0(N)-109	P2	Roof Plan	17 January 2018

P0(N)-200	P2	Site Sections 1	17 January 2018
P0(N)-201	P2	Site Sections 2	17 January 2018
P0(N)-202	P2	Site Sections 3	17 January 2018
P0(N)-300	P2	Site Elevations 1	17 January 2018
P0(N)-301	P2	Site Elevations 2	17 January 2018
P1(N-02)-100	P2	Block 02A - Ground And First Floor Plan	17 January 2018
P1(N-02)-101	P2	Block 02A - Typ Upper And Top Floor Plan	17 January 2018
P1(N-02)-102	P2	Block 02A - Roof Plan	17 January 2018
P1(N-02)-103	P2	Block 02B - Ground And First Floor Plan	17 January 2018
P1(N-02)-104	P2	Block 02C - Ground And First Floor Plan	17 January 2018
P1(N-02)-105	P2	Block 02C - Typ Upper And Roof Plan	17 January 2018
P1(N-03)-100	P2	Block 03A - Ground And First Floor Plan	17 January 2018
P1(N-03)-101	P2	Block 03A - Typ Upper And Top Floor Plan	17 January 2018
P1(N-03)-102	P2	Block 03A - Roof Plan	17 January 2018
P1(N-03)-100 - Duplicate	P2	P1(n 03) 100p2 Block 03a Ground And First Floor Plan(1)	17 January 2018
P1(N-03)-105	P2	Block 03B - Roof Plan	17 January 2018
P1(N-06)-100	P2	Block 06B - Ground And Typ Upper Floor Plan	17 January 2018
P1(N-06)-101	P2	Block 06A - Typ Top Floor And Roof Plan	17 January 2018
P1(N-06)-102	P2	Block 06D - Ground And First Floor Plan	17 January 2018
P1(N-06)-103	P2	Block 06D - Typ Top Floor And Roof Plan	17 January 2018
P1(N-06)-104	P2	Block 06E - Ground And First Floor Plan	17 January 2018
P1(N-06)-105	P2	Block 06E - Roof Plan	17 January 2018

P1(N-06)-106	P2	Block 06F - Ground And First Floor Plan	17 January 2018
P1(N-07)-100	P2	Block 07A - Ground And First Floor Plan	17 January 2018
P1(N-07)-101	P2	Block 07A - Typ Top Floor And Roof Plan	17 January 2018
P1(N-07)-102	P2	Block 07B - Ground And First Floor Plan	17 January 2018
P1(N-07)-103	P2	Block 07B - Roof Plan	17 January 2018
P1(N-07)-104	P2	Block 07C - Ground Floor Plan	17 January 2018
P1(N-07)-105	P2	Block 07E - Ground Floor Plan	17 January 2018
P1(N-07)-106	P3	Block 07F - Ground Floor Plan	3 July 2018
P3(N-02)-100	P2	Block 02A - North And South Elevations	17 January 2018
P3(N-02)-101	P2	Block 02A - East And West Elevations	17 January 2018
P3(N-02)-102	P2	Block 02C - North And South Elevations	17 January 2018
P3(N-02)-103	P2	Block 02C - East And West Elevation	17 January 2018
P3(N-03)-100	P2	Block 03B - North Elevations	17 January 2018
P3(N-03)-101	P2	Block 03B - South Elevation	17 January 2018
P3(N-03)-102	P3	Block 03B - East & West Elevations	3 July 2018
P3(N-06)-100	P2	Block 06 - Elevations 1	17 January 2018
P3(N-06)-101	P2	Block 06 - Elevations 2	17 January 2018
P3(N-06)-102	P2	Block 06 - Elevations 3	17 January 2018
P3(N-06)-103	P2	Block 06 - Elevations 4	17 January 2018
P3(N-03)-101	P2	Block 06 - Elevations 5	17 January 2018
P3(N-06)-105	P2	Block 06 - Courtyard Elevations 1	17 January 2018
P3(N-06)-106	P2	Block 06 - Courtyard Elevations 2	17 January 2018

P3(N-06)-107	P2	Block 06 - Courtyard Elevations 3	17 January 2018
P3(N-06)-108	P2	Block 06E - North And South Elevations	17 January 2018
P3(N-06)-109	P2	Block 06E - East And West Elevations	17 January 2018
P3(N-07)-100	P2	Block 07 - Elevations 1	17 January 2018
P3(N-07)-101	P3	Block 07 - Elevations 2	3 July 2018
P3(N-07)-102	P2	Block 07 - Elevations 3	17 January 2018
P3(N-07)-103	P2	Block 07 - Elevations 4	17 January 2018
P3(N-07)-104	P3	Block 07 - Elevations 5	3 July 2018
P3(N-07)-105	P3	Block 07 - Elevations 6	3 July 2018
P3(N-07)-106	P3	Block 07 - Courtyard Elevations 1	3 July 2018
P3(N-07)-107	P2	Block 07 - Courtyard Elevations 2	17 January 2018
P3(N-07)-108	P3	Block 07 - Courtyard Elevations 3	3 July 2018
P3(N-07)-109	P2	Block 07 -Courtyard Elevations	17 January 2018
P0(S)-100	P4	Ground Floor Plan	25 June 2018
P0(S)-101	P4	First Floor Plan	25 June 2018
P0(S)-102	P4	Second Floor Plan	25 June 2018
P0(S)-103	P4	Third Floor Plan	25 June 2018
P0(S)-104	P4	Fourth Floor Plan	25 June 2018
P0(S)-105	P4	Fifth Floor Plan	25 June 2018
P0(S)-106	P4	Sixth Floor Plan	25 June 2018
P0(S)-108	P4	Roof Level Plan	25 June 2018
P0(S)-200		Sections - Elevations A,B,C	25 June 2018
P0(S)-201	P2	Sections - Elevations D E F	17 January 2018
P0(S)-202	P2	Sections - Elevations G H I	17 January 2018
P0(S)-203		Sections - Elevations J,K	25 June 2018
P1(S)-080	P2	Block 8 - A B Ground Floor Plan	17 January 2018

P1(S)-080.1	P2	Block 8 - C D Ground Floor Plan	17 January 2018
P1(S)-081	P2	Block 8 - A B First Floor Plan	17 January 2018
P1(S)-081.1	P2	Block 8 - C D First Floor Plan	17 January 2018
P1(S)-082	P2	Block 8 - A B Typical Floor Plan	17 January 2018
P1(S)-082.1	P2	Block 8 - C D Typical Floor Plan	17 January 2018
P1(S)-083	P2	Block 8 - A B Fourth Floor Plan	17 January 2018
P1(S)-083.1	P2	Block 8 - C D Top Floor Plan	17 January 2018
P1(S)-083.1 - Duplicate	P2	Block 8 - C D Top Floor Plan	17 January 2018
P1(S)-084	P2	Block 8 - A B Fifth Floor Plan	17 January 2018
P1(S)-085	P2	Block 8 - A B Top Floor Plan	17 January 2018
P1(S)-090	P2	Block 09 - A B Ground Floor Plan	17 January 2018
P1(S)-091	P2	Block 09 - A B First Floor Plan	17 January 2018
P1(S)-092	P2	Block 09 - A B Typical Floor Plan	17 January 2018
P1(S)-093	P2	Block 09 - A B Fourth Floor Plan	17 January 2018
P1(S)-094	P2	Block 09 - A B Fifth Floor Plan	17 January 2018
P1(S)-095	P2	Block 09 - A B Top Floor Plan	17 January 2018
P1(S)-120	P2	Block 12 - A B Ground Floor Plan	17 January 2018
P1(S)-091	P2	Block 09 - A B First Floor Plan	17 January 2018
P1(S)-122	P2	Block 12 - A B Typical Floor Plan	17 January 2018
P1(S)-123	P2	Block 12 - A B Fourth Floor Plan	17 January 2018
P1(S)-124	P2	Block 12 - A B Fifth Floor Plan	17 January 2018
P1(S)-125	P2	Block 12 - A B Top Floor Plan	17 January 2018

P3(S)-100	P2	1 100 Elevations Block 8 Ext	17 January 2018
P3(S)-101	P2	1 100 Elevations Block 8 Ext	17 January 2018
P3(S)-103	P2	1 100 Elevations Block 8 Ext	17 January 2018
P3(S)-102	P2	1 100 Elevations Block 8 Ext	17 January 2018
P3(S)-104	P2	1 100 Elevations Block 8 Ext	17 January 2018
P3(S)-105	P2	1 100 Elevations Block 8 Int	17 January 2018
P3(S)-106	P2	1 100 Elevations Block 8 Int	17 January 2018
P3(S)-107	P2	1 100 Elevations Block 8 Int	17 January 2018
P3(S)-109	P2	1 100 Elevations Block 9 Ext	17 January 2018
P3(S)-110	P2	1 100 Elevations Block 9 Ext	17 January 2018
P3(S)-108	P2	1 100 Elevations Block 9 Ext	17 January 2018
P3(S)-112	P2	1 100 Elevations Block 9 Int	17 January 2018
P3(S)-111	P2	1 100 Elevations Block 9 Int	17 January 2018
P3(S)-113	P2	1 100 Elevations Block 9 Int	17 January 2018
P3(S)-115	P2	1 100 Elevations Block 12 Ext	17 January 2018
P3(S)-116	P2	1 100 Elevations Block 12 Ext	17 January 2018
P3(S)-114	P2	1 100 Elevations Block 12 Ext	17 January 2018
P3(S)-119	P2	1 100 Elevation Block 12 Int	17 January 2018
P3(S)-117	P2	1 100 Elevations Block 12 Int	17 January 2018
P3(S)-118	P2	1 100 Elevations Block 12 Int	17 January 2018
E0-001	P2	Location Plan Existing	13 February 2018
P0-000	P2	Location Plan	13 February 2018
BMD.17.023. DR.P001	C	Illustrative Landscape Masterplan	1 October 2018
BMD.17.023. DR.P308		Vertical Planting Plans 2 Of 2	17 January 2018
BMD.17.023. DR.P307		Vertical Planting Plans 1 Of 2	17 January 2018
BMD.17.023. DR.P401		Detailed Sections 001 & 002	17 January 2018
BMD.17.023.		Detailed Sections 003 & 004	17 January 2018

DR.P402			
BMD.17.023. DR.P405		Detailed Sections 009 & 010	17 January 2018
BMD.17.023. DR.P406		Detailed Sections 011 & 012	17 January 2018
BMD.17.023. DR.P403		Detailed Sections 005 & 006	17 January 2018
BMD.17.023. DR.P404		Detailed Sections 007 & 008	17 January 2018
BMD.17.023. DR.P407		Detailed Sections 013	17 January 2018
BMD.17.023. DR.P409		Detailed Sections 017 & 018	17 January 2018
BMD.17.023. DR.P408		Detailed Sections 014, 015 & 016	17 January 2018
BMD.17.023. DR.P410		Detailed Sections 019 & 020	17 January 2018
BMD.17.023. DR.P412		Detailed Sections 023 & 024	17 January 2018
BMD.17.023. DR.P413		Detailed Sections 025 & 026	17 January 2018
BMD.17.023. DR.P414		Detailed Sections 027 & 028	17 January 2018
BMD.17.023. DR.P416		Detailed Sections 031 & 032	17 January 2018
BMD.17.023. DR.P415		Detailed Sections 029 & 030	17 January 2018
BMD.17.023. DR.P417		Detailed Sections 033 & 034	17 January 2018
BMD.17.023. DR.P411		Detailed Sections 021 & 022	17 January 2018
BMD.17.023. A DR.P101		Detailed General Arrangement 1 Of 6	1 October 2018
BMD.17.023. A DR.P102		Detailed General Arrangement 2 Of 6	1 October 2018
BMD.17.023. A DR.P103		Detailed General Arrangement 3 Of 6	1 October 2018
BMD.17.023. A		Detailed General	1 October 2018

DR.P104		Arrangement 4 Of 6	
BMD.17.023. DR.P106	A	Detailed General Arrangement 6 Of 6	1 October 2018
BMD.17.023. DR.P105	A	Detailed General Arrangement 5 Of 6	1 October 2018
BMD.17.023. DR.P306	B	Planting Plan 6 Of 6	1 October 2018
BMD.17.023. DR.P303	B	Planting Plan - Sheet 3 of 6	1 October 2018
BMD.17.023. DR.P302	B	Planting Plan 2 Of 6	1 October 2018
BMD.17.023. DR.P301	B	Planting Plan 1 Of 6	1 October 2018
BMD.17.023. DR.P305	B	Planting Plan 5 Of 6	1 October 2018
BMD.17.023. DR.P304	B	Planting Plan 4 Of 6	1 October 2018
P1(N-04/05)- 100	P2	Block 04/05 - Ground Floor Plan	17 January 2018
P1(N-04/05)- 101	P2	Block 04/05 - First Floor Plan	17 January 2018
P1(N-04/05)- 102	P2	Block 04/05 - Second Floor Plan	17 January 2018
P1(N-04/05)- 103	P2	Block 04/05 - Third Floor Plan	17 January 2018
P1(N-04/05)- 105	P2	Block 04 05 - Fifth Floor Plan	17 January 2018
P2(N-04/05)- 100	P2	Block 04 05 - Sections	17 January 2018
P3(N-04)-100	P2	Block 04 - North And South Elevations	17 January 2018
P3(N-04/05)- 100	P2	Block 04 - East And West Elevations	17 January 2018
P3(N-05)-100	P2	Block 05 - North And South Elevations 1	17 January 2018
P3(N-05)-101	P2	Block 05 - North And South Elevations 2	17 January 2018
16037 P0-	P1	Site Masterplan (Roof)	31 May 2018

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P-102	P3	LDS_P-102 Block 1 Second-Third floor_revP3	8 October 2018
P-104	P3	Block 1 Proposed Fourth and Roof Plan	8 October 2018
P-100	P3	LDS_P-100 Block 1 Ground floor_RevP3	8 October 2018
P-101	P3	LDS_P-101 Block 1 First floor_RevP3	8 October 2018
P-303	P3	Block 1 Proposed East Elevation	8 October 2018
P-304	P3	Block 1 Proposed South Elevation	8 October 2018
P-201		Block 1 Proposed Section	30 May 2018
P-301	P3	LDS_P-301 Block 1 West Elevation	8 October 2018
P-302	P3	Block 1 Proposed North Elevation	8 October 2018
P1(S)-110	P4	Block 11 A-B Ground Floor Plan	25 June 2018
P1(S)-111	P4	Block 11 A-B First Floor Plan	25 June 2018
P1(S)-113	P4	Block 11 A-B Fourth Floor Plan	25 June 2018
P1(S)-114	P4	Block 11 A-B Fifth Floor Plan	25 June 2018
P1(S)-115	P4	Block 11 A-B Top Floor Plan	25 June 2018
P3(S)-121 - 1-100	P4	Elevations Block 11 Ext	25 June 2018
P3(S)-122 - 1-100	P4	Elevations Block 11 Ext	25 June 2018
P3(S)-123 - 1-100	P4	Elevations Block 11 Int	25 June 2018
P3(S)-124 - 1-100	P4	Elevations Block 11 Int	25 June 2018
P3(S)-125 - 1-100	P4	Elevations Block 11 Int	25 June 2018
P1(N-TOC)-100	P3	TOC Plans and Section	3 July 2018

LDS P-304	P3	Block 1 South Elevation	19 September 2018
16037-CCA-00-DR-A-TN.101	P1	First Floor Tenure Plan	30 October 2018
16037-CCA-00-DR-A-TN.100	P1	Ground Floor Tenure Plan	30 October 2018
16037-CCA-00-DR-A-TN.102	P1	Second Floor Tenure Plan	30 October 2018
16037-CCA-00-DR-A-TN.103	P1	Third Floor Tenure Plan	30 October 2018
16037-CCA-00-DR-A-TN.104	P1	Fourth Floor Tenure Plan	30 October 2018
16037-CCA-00-DR-A-TN.105	P1	Fifth Floor Tenure Plan	30 October 2018
16037-CCA-00-DR-A-TN.106	P1	Sixth Floor Tenure Plan	30 October 2018
16037-CCA-00-DR-A-TN.107	P1	Seventh Floor Tenure Plan	30 October 2018
P-104	P3	Block 1 Fourth Floor and Roof Plan	28 November 2018
P1(S)-121	P2	Block 12 First Floor Plan	28 November 2018
P3(N-06)-104	P2	Block 06 - West Elevations	28 November 2018
P1(N-03)-103	P2	Block 03B-Ground Floor Plan	28 November 2018
P1(S)-112	P4	Block 11 A-B Typical Floor Plan	28 November 2018
P3(S)-120	P3	Block 11 South Elevation A	28 November 2018

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Informative(s)

1. Site investigation and Remediation

The submitted Entran Environmental Statement has identified that the site has been subject to contamination caused by the historic uses. It makes a series of recommendations for further site investigation to establish the current baseline conditions, along with an assessment of the risks posed and the identification of any remedial activities required, which the Environment Agency is in general agreement with.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved. The remediation strategy should be carried out by a competent person in line with paragraph 121 of the NPPF. The Planning Practice Guidance defines a "Competent Person (to prepare site investigation information): A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation."
(<http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/annex-2-glossary/>).

SUDs

In certain conditions, the discharge of anything other than clean roof water to ground may require an environmental permit.

Where SUDs are proposed; infiltration SUDs should not be located in unsuitable and unstable ground conditions such as land affected by contamination or solution features. Where infiltration SuDS are to be used for surface run-off from roads, car parking and public or amenity areas, they should have a suitable series of treatment steps to prevent the pollution of groundwater. For the immediate drainage catchment areas used for handling and storage of chemicals and fuel, handling and storage of waste and lorry, bus and coach parking or turning areas, infiltration SuDS are not permitted without an environmental permit. Further advice is available in the updated CIRIA SUDs manual
http://www.ciria.org/Resources/Free_publications/SuDS_manual_C753.aspx

Decommissioning of investigative boreholes

The submitted planning application indicates that boreholes will need to be installed at the development site to investigate groundwater resources. If these

boreholes are not decommissioned correctly they can provide preferential pathways for contaminant movement which poses a risk to groundwater quality. Groundwater is particularly sensitive in this location because the proposed development site is within Source Protection Zone 3.

Piling

Some piling techniques can cause preferential pathways for contaminants to migrate to groundwater and cause pollution. A piling risk assessment and appropriate mitigation measures should be submitted with consideration of the EA guidance. During piling works (especially if the piles extend to the Chalk within SPZ1 saturated zone) due to the proximity of nearby potable abstractions the weekly groundwater monitoring for insitu parameters and turbidity should be considered. <http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0202bisw-e-e.pdf>

Best Practice

Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination. Refer to the Environment Agency Guiding principles for land contamination for the type of information that we required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health. Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed. Refer to the contaminated land pages on GOV.UK for more information. 4) We expect the site investigations to be carried out in accordance with best practice guidance for site investigations on land affected by land contamination. E.g. British Standards when investigating potentially contaminated sites and groundwater, and references with these documents:

1. BS5930:2015 Code of practice for site investigations;
2. BS 10175:2011+A1:2013 Code of practice for investigation of potentially contaminated sites;
3. BS ISO 5667-22:2010 Water quality. Sampling. Guidance on the design and installation of groundwater monitoring points;
4. BS ISO 5667-11:2009 Water quality. Sampling. Guidance on sampling of groundwaters (A minimum of 3 groundwater monitoring boreholes are required to establish the groundwater levels, flow patterns and groundwater quality.)
5. Use MCERTS accredited methods for testing contaminated soils at the site. A Detailed Quantitative Risk Assessment (DQRA) for controlled waters using the results of the site investigations with consideration of the hydrogeology of the site and the degree of any existing groundwater and surface water pollution should be carried out. This increased provision of information by the applicant reflects the potentially greater risk to the water environment. The DQRA report should be prepared by a "Competent person" E.g. a suitably qualified hydrogeologist. In the absence of any applicable on-site data, a range of values should be used to calculate the sensitivity of the input parameter on the outcome of the risk assessment.

6. GP3 version 1.1 August 2013 provided further guidance on setting compliance points in DQRAs.

7. Where groundwater has been impacted by contamination on site, the default compliance point for both Principal and Secondary aquifers is 50m. Where leaching tests are used it is strongly recommended that BS ISO 18772:2008 is followed as a logical process to aid the selection and justification of appropriate tests based on a conceptual understanding of soil and contaminant properties, likely and worst-case exposure conditions, leaching mechanisms, and study objectives. During risk assessment one should characterise the leaching behaviour of contaminated s

2. Apparatus exists on site and may need diversion. Construction traffic may also have an impact. The applicant is advised to contact Cadent's Plant Protection Team to resolve.

3. We would not expect the use of below ground attenuation features only. Oversized concrete pumps have been proposed to provide underground storage. Above ground storage features should be considered throughout the development. Measures such as blue roofs, permeable paving, swales etc. could be used within the proposed development site. Prioritising above ground methods and providing source control measures can ensure that surface water run-off can be treated in a sustainable manner and reduce the requirement for maintenance of underground features.

We would advise the applicant that prior to undertaking detailed modelling and design and providing it to the LPA, the applicant should obtain agreements with Thames Water for the proposed discharge rates from each future sub-catchment and for the proposed connection points.

Therefore, we would advise the applicant that prior to discharge of Condition 2, the Local Planning Authority should approve in full in writing Condition 1. [Note: these are the conditions as set out in letter dated 11th October 2018 from Julia Puton, SuDS Officer, Hertfordshire County Council.

4. It is recommended that the following advisory is included in planning permission documentation to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1.To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the public highway. All works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication "Roads in Hertfordshire - A Guide for New Developments". Before proceeding with the proposed development, the applicant should contact the HCC at,

<http://www.hertfordshire.gov.uk/services/transtreets/highways/highwaysinfo/hiservicesforbus/devmanagment/dmhwaysec278>

AN2) The applicant is advised that all new roads, unless subject to a S38 agreement secured as part of detailed design associated with this development will remain unadopted and the developer should put in place a permanent arrangement

for long term maintenance. At the entrance of the new estate the road name plate should indicate that it is a private road to inform purchasers of their future maintenance liabilities. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

AN3) applicant is advised that if it is the intention to request that Hertfordshire County Council as Highway Authority adopt any part of the highways included as part of this application as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways, together with all the necessary highway and drainage arrangements, including run off calculations must be submitted to the Highway Authority. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place. The applicant is further advised that the County Council will only consider roads for adoption where a wider public benefit can be demonstrated. The extent of adoption as public highway must be clearly illustrated on a plan. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

AN4) The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

AN5) It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

AN6) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047

5. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

6. The decision notice contains conditions which require you to submit information to the Local Planning Authority and have it approved in writing before any development relating to the approval takes place. There is a formal procedure for applying to discharge conditions and further information can be found at <http://www.welhat.gov.uk/index.aspx?articleid=834> . Failure to comply with this type of condition may result in the development being considered unlawful and enforcement action could be taken. If you require any clarification or information please contact the section on 01707 357000.

7. The Childcare Centre Outline Specification

- 1 A Childcare Centre of a minimum size of xx sqm GIA which comprises:
 - 1.1 A wheelchair accessible central area that can either be subdivided into smaller independent spaces or is complemented by smaller ancillary rooms;
 - 1.2 A minimum of xx toilets and xx hand basins for use by a mix of male, female and disabled users;
 - 1.3 Baby changing facilities;
 - 1.4 A kitchen or small kitchen counter area with a sink that is sufficiently sized and equipped to cater for normal activities within a Childcare Centre such as preparing food/ snacks;
 - 1.5 Storage that is sufficiently large and easily accessible to accommodate large pieces of equipment such as children's soft play; and
 - 1.6 An entrance lobby that is sufficiently large to accommodate multiple children's buggies.
- 2 The Childcare Centre should have:
 - 2.1 Good natural light;
 - 2.2 Underfloor heating or low surface temperature radiators; and
 - 2.3 Window height levels accessible to both children and adults.
- 3 A secure area for external play of a minimum size of xx sqm which is directly accessible from the central area.
- 4 Parking for a minimum of xx cars.



Colin Haigh
Head of Planning

Town and Country Planning Act 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of The Town and Country Planning Act.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier. •
- As this is a decision to refuse permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice;
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

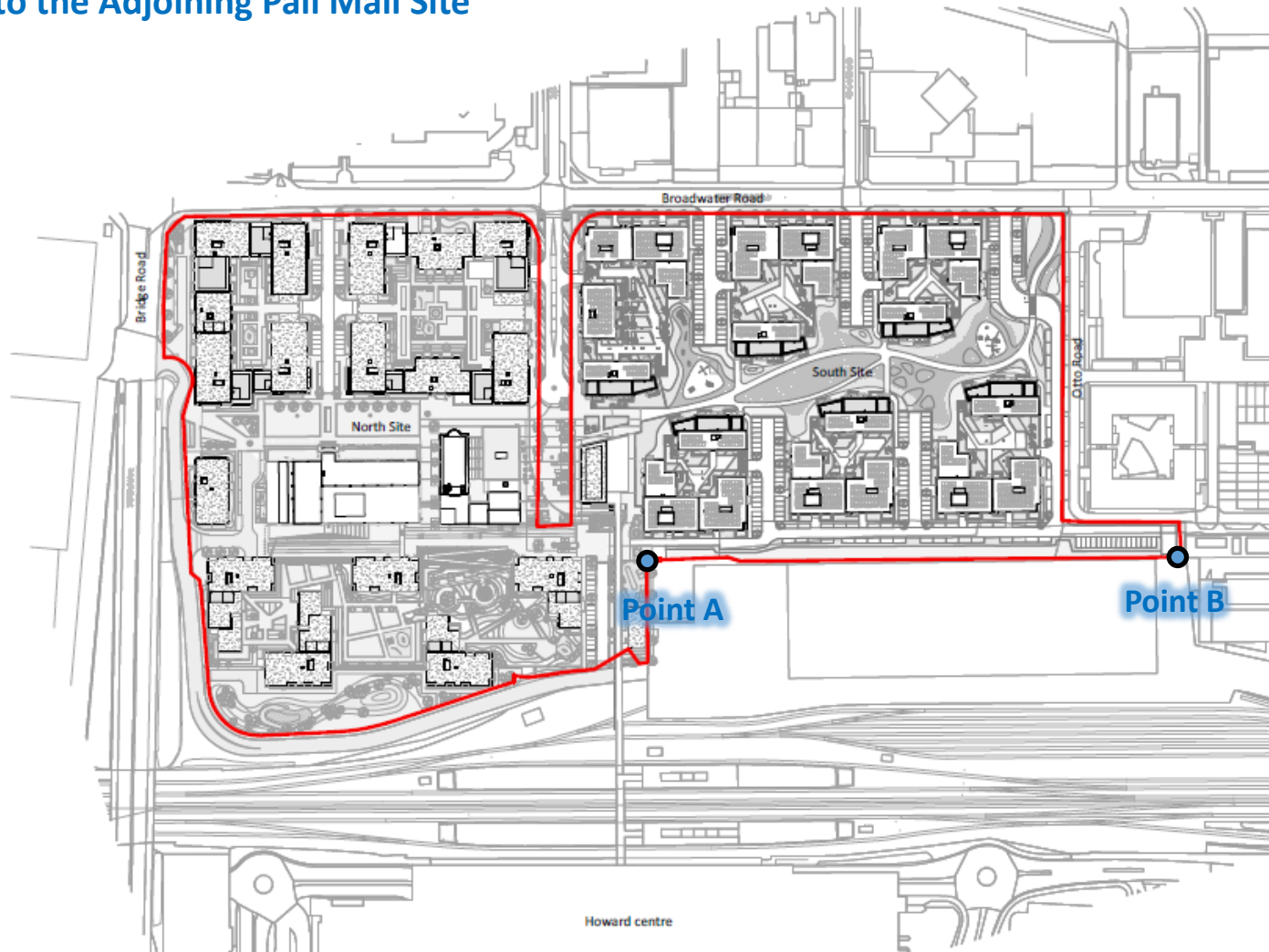
- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render

the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.

Plan BWR1:

Access to the Adjoining Pall Mall Site



1 Location Plan
1:1250 @A1

HERTFORDSHIRE BUILDING CONTROL

PROTECTING YOUR INTERESTS BY
ENSURING QUALITY BUILDINGS

020 8207 7456
www.hertfordshirebc.co.uk

NEXT STEPS

Contact us as early as possible to make sure we can help you through the process. If you are sure about the type of building application you need to make, you can download the forms online at www.hertfordshirebc.co.uk

If you have any concerns or questions then please call us on **020 8207 7456** or email buildingcontrol@hertfordshirebc.co.uk

Hertfordshire Building Control
Hertsmere Civic Offices
Elstree Way
Borehamwood
Hertfordshire
WD6 1WA

020 8207 7456
buildingcontrol@hertfordshirebc.co.uk
www.hertfordshirebc.co.uk



WHY HERTFORDSHIRE BUILDING CONTROL?

Hertfordshire Building Control are owned by seven local authorities in Hertfordshire. In effect, as a resident in Hertfordshire, you own Hertfordshire Building Control. Any profit we make is returned to those local authorities who reinvest it into our communities, which you as a resident will benefit from. Therefore, by using our services you benefit from our experience and knowledgeable team of surveyors, and also from the investment made in the community by Local Authorities.

Being accountable to the public in this way means that we will not be compromised by people or organisations; and when things go wrong - for example buildings becoming dangerous as a result of poor building practices and improper inspections - we are the people who are called in to ensure that the area is made safe and further losses minimised.

Uses Hertfordshire Building Control early on in your project to **prevent** such occurrences rather than having us being called in to **cure** them.

WHAT HERTFORDSHIRE BUILDING CONTROL OFFERS:

- A truly independent service working on behalf of the property owner and accountable to the residents of Hertfordshire;
- Surveyors with the skills and experience to lead the compliance process ensuring that your property meets the standards required by Building Regulations
- A team with the capacity to provide a responsive service, ensuring that your project will be inspected when it needs to be and will not be held up.
- The technology to increase surveyor time on site and improve our service to our customers;
- A one stop shop for all related activities including air testing, acoustic testing, engineering and SAP calculations and warranties;
- A company that returns 100% of its profits back to Local Authorities for investment in the community.





WHAT IS BUILDING CONTROL?

Building Control ensures that architects, builders and other professionals in the construction industry adhere to the Building Regulations when designing and building structures. The Building Regulations set the standards for the design and construction of buildings to ensure that they are safe, accessible and energy efficient.

DOES MY PROJECT NEED BUILDING CONTROL APPROVAL?

Projects that involve extensions, structural changes, loft or garage conversions or changes to electrical wiring will - in the vast majority of cases - need Building Control certification. It is a legal requirement.

To check whether your project requires building control approval please call one of our qualified surveyors on **020 8207 7456** who will be happy to advise you. Or contact us at the following email address buildingcontrol@hertfordshirebc.co.uk. Alternatively, there is a lot of useful advice contained on our website www.hertfordshirebc.co.uk.

WHY DO I NEED BUILDING CONTROL?

There is a legal requirement that work carried out on buildings including alterations, extensions and garage and loft conversions are inspected and certified by an authorised Building Control body. Building Control protects the interests of the property owner ensuring that architects and builders adhere to the standards required in the Building Regulations. Sadly, there are a number of rogue operators who will cut corners to save themselves money and in doing so cause buildings to be unsafe, difficult to access or exit, and energy inefficient. The building control surveyor is there to ensure that standards are adhered to and to certify the work carried out. This is not only important for you when living in your property but also when you come to sell it, as it could delay or prevent a sale if the appropriate certification has not been completed.

IS THIS DIFFERENT FROM PLANNING?

Building Control is separate from planning which deals with the appearance of buildings and how they fit into their environment. Your project may also need planning consent, which is a different process.

You may be receiving this advice note because you have submitted plans to your Local Authority planning department; if not you will need to contact them to discuss planning requirements. Links to contact Local Authority Planning departments are on our website.

WHAT DO BUILDING CONTROL SURVEYORS DO?

Building Control Surveyors work on behalf of the property owner and with architects, builders and other construction professionals to lead the compliance process, ensuring that buildings conform to Building Regulations. The mission of Hertfordshire Building Control is to ensure quality buildings and add value for our customers and communities by leading the compliance process. Essentially the surveyor protects the interests of the property owner and should therefore be independent of the architect and/or builder. Make sure that it is you and not your builder or architect who selects your Building Control provider, or that you have carried out the necessary due diligence.