



Planning and Regeneration

The Forum, Marlowes, Hemel Hempstead, Herts, HP1 1DN

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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="47"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Hazel Croft"/>
Address Line 1	<input type="text" value="Scatterdells Lane"/>
Address Line 2	<input type="text" value="Chipperfield"/>
Address Line 3	<input type="text" value="Hertfordshire"/>
Town/city	<input type="text" value="Kings Langley"/>
Postcode	<input type="text" value="WD4 9EU"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="504103"/>	Northing (y)	<input type="text" value="202408"/>
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Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

CH3 7LH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of the existing dwelling house and replacement with a six bedroom dwelling house

Reference number

21/00209/FUL

Date of decision (date must be pre-application submission)

23/03/2021

Please state the condition number(s) to which this application relates

Condition number(s)

Conditions 2, 3, 4,5 7,8, 9 and 11

Has the development already started?

Yes

No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

The granted planning permission is good and it is worthy to note that our client is an Advanced Craft bricklayer and will be building this house himself with a concern to incorporate all the brick details shown on the approved plans. The house plan has been turned through 180 degrees and the front door positioned centrally and facing the road.

The siting of the dwelling is 30m back from the road and the new access central on the frontage so that the required 2.4 x 22m sightlines in both directions can be achieved (Condition 7). The frontage treatment would be a beech hedge with a black painted steel post and 3 horizontal rod fence 1.200m high with matching gates set back 6.000m from the road edge as drwg no BSC/05 (Condition 8). It may be worth noting that for the duration of the building project, the existing frontage will need to be opened up to allow construction vehicles and deliveries easy/quick access off the road as Scatterdells Lane is a single carriageway road and the blocking of the road (during construction) was a concern, mentioned in the Highways report.

The external finishes (condition 3) proposed would be as follow:-

Front middle section of the house and gable in Pocket Blocks in flint. This is special local feature in the area and is a detail found on many old local properties.

Brickwork quoins, soldier courses, stretcher band courses and verge dentil detail in soft red bricks – Charnwood Hampshire red

Main infill brickwork in brown facing bricks – Ibstock Birtley Brown

Windows to be timber look PVC like the Residence 2 or R7 range in traditional country style in white.

Fascia's, bargeboards and gutters in black PVC with 'open eaves' .

Roof to be Marley plain clay tiles – Acme double camber antique soft sand faced.

Sample bricks/tiles can be supplied so that the Planning Department can approve the materials as indicated on drwg no BSC/01. Condition 4 and 8 are covered by information shown on drwg no BSC/01. The tarmac driveway and hardstanding will be laid to falls away from the

Highway and discharge into a concrete ring soakaway sited as shown on drwg no BSC/01. Condition 11 is covered by the report prepared by Trevor Heaps Arboriculturist and will be followed throughout the building works.

We would like to suggest that the following drawings listed in Condition 2 are substituted –

BSC/01 for H-FPA-104 Rev 2B – Site Plan.

BSC/04 for H-FPA-107 Rev 2A – Elevations for Main Dwelling

BSC/02 & 03 for – H-FPA-110 Rev 2A – Floor Plans

BSC/05 for H-FPA- 111 Rev 2A – Garage, Bin Enclosure and Frontage View

Should the above be acceptable we would request that the current Planning Approval no: 21/00209/FUL is amended and the Conditions cleared to allow this project to proceed.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

21/03096/PREE

Date (must be pre-application submission)

05/10/2021

Details of the pre-application advice received

Principle of development

The site lies within the Green Belt wherein policy CS5 of the Core Strategy states that the Council will apply national planning policy in order to protect the openness and character of the Green Belt, local distinctiveness and the physical separation of settlements. This policy does go on to state that small scale development will be permitted, such as the redevelopment of previously developed sites, provided that it has no significant impact on the character and appearance of the countryside and it supports the rural economy and maintenance of the wider countryside.

These proposals follow an approved application for a replacement dwelling on the site and essentially comprise amendments to those proposals.

The proposals could therefore be considered acceptable in principle, provided that they can demonstrate that they would both not have a greater impact on the openness of the Green Belt than the extant permission.

Proposed Amendments

The pre-application proposals detail the following alterations to the previously approved scheme:

1. Turning the house plan through 180 degrees and re-siting of the front door to a central position on the front elevation
2. Re-siting the dwelling to a position with a greater set-back from the highway
3. Re-positioning of the existing vehicular access to the site to a central position on the site frontage
4. Provision of a double garage/car port
5. Omission of the previously approved swimming pool

The overall design and scale of the proposals remain very similar to the previously approved scheme.

6. Given these pre-application proposals do not seek to add significant floorpace or volume to the replacement dwelling, nor alter its design or scale in a manner which would increase its impact on the openness of the Green Belt, the proposals would be unlikely to raise additional concerns in relation to Green Belt policy.

7. Consideration should be given to as to whether the final positioning of the dwelling to come forward as part of a formal application would give rise to any additional impacts, although given the width of the site and the generous separation to the sites side boundaries, this is unlikely to raise concerns provided it is still centrally positioned on the plot.

8. Although the access arrangements do not raise any significant concerns at this stage, any potential impacts arising as a result of the re-located access would be assessed during the process of an application in consultation with the highway authority.

Overall It is considered that the amendments set out as part of the pre-application submission would be unlikely to alter the conclusions made in respect of the extant permission in relation to the principle justification of the proposal in relation to Green Belt policy, the quality of the design and impact on visual amenity, the impact on residential amenity

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Arthur Davey

Date

2023/11/27