



# HERTSMERE BOROUGH COUNCIL

Civic Offices, Elstree Way  
 Borehamwood  
 Herts WD6 1WA  
 Tel: 020 8207 2277  
 Fax: 020 8207 7444  
 Email: [planning@hertsmere.gov.uk](mailto:planning@hertsmere.gov.uk)  
[www.hertsmere.gov.uk](http://www.hertsmere.gov.uk)

## Householder Application for Planning Permission for works or extension to a dwelling

### Town and Country Planning 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Connor

Surname

McGowan

Company Name

### Address

Address line 1

11a Beaumont Gate

Address line 2

Shenley Hill

Address line 3

Town/City

Radlett

County

Hertfordshire

Country

Postcode

WD7 7AR

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

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

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Part single storey, part two storey rear extension. Single storey front extension. Loft conversion with flat roof dormer. Construction of garden room to rear. Associated internal works and landscaping, including a dropped kerb to front forecourt.

Has the work already been started without consent?

Yes

No

## Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

Mixed red & buff multistock brickwork.

**Proposed materials and finishes:**

Brickwork to match. Dormer face & cheeks in proprietary horizontal weatherboarding, dark colour.

**Type:**

Windows

**Existing materials and finishes:**

White UPVC.

**Proposed materials and finishes:**

Quality UPVC casement windows (anthracite colour).

**Type:**

Roof

**Existing materials and finishes:**

Clay plain tiles.

**Proposed materials and finishes:**

To match existing.

**Type:**

Doors

**Existing materials and finishes:**

White UPVC front door. Painted timber doors to rear entrances.

**Proposed materials and finishes:**

Proprietary security front door and side access door. Powder coated aluminium rear bi-fold doors.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Hedgerow to front, rear, and side boundaries. Brick wall to part of side passage boundary.

**Proposed materials and finishes:**

Side and rear boundary hedgerows to be retained. Brick wall also retained.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

No existing parking / vehicle access. Parking only on road.

**Proposed materials and finishes:**

Permeable block paving to front forecourt via dropped kerb, for 2no cars.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

KVB Existing Dwgs Nos 101 to 106 inc.  
KVB Proposed Dwgs Nos 501 to 507 inc.

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes  
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes  
 No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes  
 No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Proposed dropped kerb via bay parking, similar to neighbours at Nos 11 and 9 Battlers Green Drive.  
No existing parking on site, and owners have relied on on-street parking.  
New dropped kerb will remove 1no car space from parking bay, but introduce 2no car spaces on the drive, with space for a 3rd.

## Parking

Will the proposed works affect existing car parking arrangements?

- Yes  
 No

If Yes, please describe:

Proposed dropped kerb via bay parking, similar to neighbours at Nos 11 and 9 Battlers Green Drive.  
No existing parking on site, and owners have relied on on-street parking.  
New dropped kerb will remove 1no car space from parking bay, but introduce 2no car spaces on the drive, with space for a 3rd.

## Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)\*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

\*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## 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

23/1510/PD42 & 23/1680/HSE

Date (must be pre-application submission)

24/11/2023

Permitted development was granted for the 6m depth rear extension.

Application 23/1680/HSE approved for all extensions proposed other than first floor rear extension.

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

### Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990



**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

County Hall

**Number:**

**Suffix:**

**Address line 1:**

Pegs Lane

**Address Line 2:**

**Town/City:**

Hertford

**Postcode:**

SG13 8DQ

**Date notice served (DD/MM/YYYY):**

21/03/2024

**Person Family Name:**

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Connor

Surname

McGowan

Declaration Date

17/03/2024

- Declaration made

## Declaration

I/We hereby apply for Householder planning permission 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

Greg Basmadjian

Date

21/03/2024

Amendments Summary

Change to Certificate B