

Part I

Main author: Emily Stainer

Executive Member: Councillor Rose Grewal  
(Hatfield Villages)

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 27 JUNE 2024  
REPORT OF THE ASSISTANT DIRECTOR (PLANNING)

6/2024/0036/FULL

68 HILLCREST HATFIELD AL10 8HG

ERECTION OF A PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION  
AND A SINGLE STOREY SIDE EXTENSION, FOLLOWING DEMOLITION OF THE  
EXISTING SIDE ELEMENT

APPLICANT: STAR CARE UK LTD

**1 Site Description**

1.1 The application site is located on the north side of Hillcrest and is comprised of a two-storey end of terrace dwelling with a rear garden. The area surrounding the property is predominantly residential and consists of terraces of similarly designed properties which are set in linear, narrow plots. The application property is sited at the end of a terrace of 4 similarly designed dwellings. To the rear of the application site are several garage blocks.

**2 The Proposal**

- 2.1 The application seeks planning permission for the erection of a part two-storey, part single storey rear extension and a single-storey side extension, following the demolition of the existing side extension. The proposal would see the existing two-bedroom dwelling increased in size to accommodate a third bedroom at first floor and a fourth bedroom at ground floor.
- 2.2 The description of the proposed development was amended during the application process to remove a reference to a change of use. Amended floor plans were also provided for the same reason.

**3 Reason for Committee Consideration**

3.1 This application is presented to the Development Management Committee because Councillor Rowse has called the application in. The reasons are as follows:

*“Whilst the proposal is for only a small care facility with three residents, it is reasonable to assume that they will have visitors and yet no mention is made of provision for parking as part of these proposals. Given the location of the property, planning permission should not be granted without provision for parking by visitors.”*

## **4 Relevant Planning History**

- 4.1 Application Number: 6/2019/2762/HOUSE  
Decision: Granted  
Decision Date: 20 December 2019  
Proposal: Erection of single storey front, side and rear extensions and first floor rear extension
- 4.2 Application Number: 6/2019/2764/LAWP  
Decision: Refused  
Decision Date: 18 December 2019  
Proposal: Certificate of lawfulness for the erection of an outbuilding
- 4.3 Application Number: 6/2019/3222/LAWP  
Decision: Refused  
Decision Date: 4 March 2020  
Proposal: Certificate of lawfulness for the erection of an outbuilding
- 4.4 Application Number: 6/2020/0739/LAWP  
Decision: Refused  
Decision Date: 10 July 2020  
Proposal: Certificate of lawfulness for the erection of an outbuilding

## **5 Relevant Planning Policy**

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Welwyn Hatfield Borough Council Local Plan 2016-2036 (October 2023)
- 5.3 Supplementary Design Guidance 2005 (SDG)
- 5.4 Supplementary Planning Guidance, Parking Standards 2004 (SPG)
- 5.5 Interim Policy for Car Parking Standards and Garage Sizes 2014 (Interim Car Parking Policy)

## **6 Site Designation**

- 6.1 The site is within the Hatfield South West Ward.

## **7 Representations Received**

- 7.1 The application was advertised by means of neighbour notification letters and a site notice. In total, 5 objections have been received. All representations received are published in full on the Council's website and are summarised below:
- No off-street parking is proposed, and the road is unsuitable for any additional vehicles.
  - The proposal would result in an increase in traffic, loss of amenity and increased overcrowding.
  - Emergency vehicles may struggle to access the site if required.
  - The proposal would result in a loss of light to nearby gardens.
  - The extensions would be out of keeping with the surrounding area.

- There would be an increase in noise, disruption and disturbance due to the proposed use of the site.
- There would be additional pressures on old sewage pipes and the existing drainage infrastructure.
- Water supplies in the area are inadequate.
- There would be an increase in refuse/waste and bins.
- There would be a destruction of wildlife habitat as all hedges and shrubs have been removed from the front green area.
- The application proposal is effectively an HMO and the area is covered by an Article 4 Direction due to the high number of HMO's.
- The proposed layout is not suitable or healthy with very cramped bedrooms proposed.
- There are safety and health concerns for existing residents.
- The location is not a suitable place for the proposed use.
- The proposed use has a commercial business aim/purpose.
- Hatfield Town Council and the Adult Healthcare at Hertfordshire County Council have not responded to the consultation.
- The proposal has the potential to impact property values.

## **8 Consultations Received**

8.1 None received.

## **9 Analysis**

9.1 The main planning issues to be considered in the determination of this application are:

- 1. Quality of design and impact on the character of the area**
- 2. Residential amenity**
- 3. Highways and parking considerations**
- 4. Other considerations**
- 5. Conclusion**

### **1. Quality of design and impact on the character of the area.**

- 9.2 Paragraph 131 of the National Planning Policy Framework (NPPF) advises that the creation of high-quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development.
- 9.3 Local Plan Policy SP1 states the need to deliver sustainable development whilst ensuring development is built to high design standards reflecting local character. Policy SP9 emphasises this need to deliver a high-quality design that fosters a positive sense of place. Proposals should be informed by an analysis of the site's character and context so that they relate well to their surroundings and local distinctiveness, including the wider townscape and landscape. Development proposals must respect neighbouring buildings and the surrounding context in terms of height, mass and scale. They should also be of a high-quality architectural design that creates coherent and attractive forms and elevations and uses high quality materials.
- 9.4 The Council's SDG states that extensions above ground floor level should maintain space between the extension and the adjoining flank boundary. Whilst

the SDG expects at least a 1m separation gap; greater distances can be required should this be a characteristic of the area. This is to prevent over development across plot widths and a terracing effect within areas of semi-detached and detached properties. The SDG additionally states that extensions must not reduce the space around the dwelling to such an extent that the dwelling looks cramped on its site. Extensions should also be designed to complement and reflect the design and character of the dwelling and be subordinate in scale.

- 9.5 Objections have been received from adjoining occupiers on the grounds that the proposed extensions would be out of keeping with the surrounding area.
- 9.6 In December 2019, a planning application was approved for the erection of single storey front, side and rear extensions and a first-floor rear extension (6/2019/2762/HOUSE). This permission was not implemented and has since expired. However, it is important to note that the design was similar to the proposal which has been applied for as part of this application. The main differences between the two applications include the removal of the front extension and the alteration of the roof of the single storey rear elements from a pitched roof to a flat roof.
- 9.7 The proposal would introduce a single storey side extension which would have a flat roof, which would replace an existing single storey extension. The extension would be set back from the front elevation of the building by approximately 1 metre and would have a height of approximately 2.6 metres. It would be attached to the proposed part single storey, part two storey rear extension, forming a 'wraparound' feature. It would feature a front window which would be of a similar finish to the existing ground floor windows on the front of the building and would be completed with matching materials to the existing house. Therefore, the single storey side element of the proposed development would not appear out of character with the design of the existing property.
- 9.8 The proposed two storey part of the rear extension would be approximately 3.1 metres in width and 3 metres in depth. It would feature a hipped roof that would be set noticeably down from the main roof ridgeline of the roof by approximately 1.5 metres, ensuring the extension would appear adequately subordinate to the existing dwelling. Moreover, the proposed first floor part of the extension would be set away in from the boundary with 66 Hillcrest at first floor level by approximately 3 metres. The hipped roof would integrate with the existing pitched roof and align well with the eaves of the existing dwelling. The ground floor rear element would be approximately 3 metres in depth and 2.6 metres in height. Whilst it would be built up against the boundary with 66 Hillcrest, its modest depth and height would ensure it would not appear unduly cramped in its setting. It is therefore considered that the proposed rear extensions would appear suitably proportionate to the existing dwelling, would not result in overdevelopment of the plot, and would complement the style of the existing dwelling.
- 9.9 Spacing along Hillcrest is characteristic of the area and the sets of terrace properties have consistent gaps between them above ground floor level. The side wall of the proposed two-storey rear extension would not project any further than the existing flank wall of the host property. The single storey side extension would also be modest in height and width. Therefore, appropriate spacing would be maintained within the street scene.

- 9.10 Windows and doors of a similar style to the existing house are proposed to the front and rear of the property and the proposal would utilise materials (including brickwork and roof tiles) that would match the existing dwelling. This can be secured via condition.
- 9.11 In summary, the scale and design of the proposed development would not represent overdevelopment of the application site, would appear adequately subordinate to the host dwelling and would reflect the character and appearance of the existing property and surrounding area. Subject to suggested conditions, the development would therefore be in accordance with Local and National Policy in this regard.

## **2. Residential amenity**

- 9.12 The NPPF is clear that planning should be a means of finding ways to enhance and improve the places in which people live their lives. This means that authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 9.13 Similarly, Policy SADM11 of the Local Plan states that all proposals will be required to create and protect a good standard of amenity for buildings and external open space in line with the Council's Supplementary Design Guidance. The impact of the proposed development on the residential amenity of neighbouring dwellings is considered in terms of the impact on neighbouring properties access to day/sun/sky light, privacy, over dominance and overshadowing.
- 9.14 Policy SADM18 of the Local Plan also seeks to ensure that no new development would cause disturbance to people or the natural environment due to noise and/or vibration pollution.
- 9.15 Objections have been received on the grounds that the proposal would result in a loss of light to nearby gardens, disruption, and noise disturbance.
- 9.16 In relation to the impacts on 66 Hillcrest, whilst the proposed single storey rear extension would be built up to the common boundary, it would project modestly in both height and depth to avoid any significant impact to the amenity of adjoining occupiers in terms of light and outlook. It is also noted that the adjoining property benefits from a conservatory which extends at single storey level from the rear, which would assist in mitigating the impact from the rear extension. The proposed two storey rear extension would be set in from the shared boundary with 66 Hillcrest by approximately 3 metres. Due to this separation distance, its modest depth, and its hipped roof design, it is not considered that this part of the proposal would result in an undue loss of light to the garden or habitable rooms of No.66, nor would it appear overly dominant.
- 9.17 In terms of the impacts on 70 Hillcrest, it is important to note that the row of terraced houses this property is situated in are set further forward of the application property, such that the front building line of the application dwelling is set behind the rear elevation of No.70. The land levels also differ between the two dwellings, as No.70 is set at a lower ground level to the application site. This is demonstrated on the submitted drawings.

- 9.18 The proposed two storey rear element of the proposed extension would project approximately 3 metres beyond the rear elevation of the host dwelling. This would create a greater expanse of flank wall which would be adjacent to the garden of 70 Hillcrest and positioned a higher land level. However, this part of the extension would be set in from the common boundary by approximately 1.8 metres. Furthermore, the rear garden of No.70 already experiences some degree of enclosure in this regard due to the planned design of the terraced dwellings, which is characteristic of the area. Therefore, whilst the additional depth would be apparent, it is not considered that it would result in a significant loss of light compared to the existing situation. Furthermore, due to the separation distances involved, it would not appear unduly over dominant to the rear garden of No.70. By virtue of its modest height at approximately 2.6m and its flat roof design, the proposed single storey side element of the proposed development would result in a similar impact to the existing side extension. This would not result in an undue loss of outlook either.
- 9.19 In terms of privacy, the first-floor rear window that is proposed would be in a similar position to the existing first floor window at the rear. Views from windows within the rear elevation would predominantly be to the rear garden of the application site. Whilst there is potential for overlooking to parts of the rear gardens of neighbouring properties, the degree of overlooking would be consistent with a neighbouring relationship generally expected between residential terraced properties and it is not considered that it would be worsened compared to the existing situation. No new side windows above ground floor level are proposed. No concerns are raised with regard to the proposed ground floor windows.
- 9.20 In terms of future occupiers, Policy SADM11 of the Local Plan requires as a minimum, for all proposals for new C3 dwellings to meet the Nationally Described Space Standard (NDSS), unless it can be robustly demonstrated that this would not be feasible or viable. The Standards outline the minimum requirements for floor space and storage for new dwellings. Whilst the proposal is not for the creation of a new dwelling, in accordance with the NDSS, all bedrooms are labelled on the plans to meet the minimum floor area for a single bedroom (7.5sqm and at least 2.15m wide).
- 9.21 In terms of noise and disturbance, it is acknowledged that noise levels are likely to vary depending on factors such as the number of occupants and their ages. However, this application is not for a change of use, therefore it is not considered that there would be a material increase in noise and disturbance arising as a result of the proposed extensions.
- 9.22 Some residents have also raised concerns about health and safety arising from the proposed use of the building. However, this application is for extensions and alterations to an existing dwellinghouse and is not for a change of use. The proposal is not considered to result in any unduly detrimental health and safety concerns.
- 9.23 The size, scale, siting and design of the proposed development would therefore have a minimal impact on the residential amenity of the surrounding neighbouring properties in accordance with Policy SADM11 and SADM18 of the Local Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.

### 3. Highways and parking considerations

- 9.24 In terms of parking Paragraph 111 of the NPPF states that if setting local parking standards authorities should take into account the accessibility of the development; the type, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra- low emission vehicles. Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.25 Policy SADM12 of the Local Plan states that the type and quantum of vehicle and cycle parking provided within development proposals will be informed by the standards set out in the Council's parking standards taking account of:
- a. The site's location and accessibility to public transport, services and facilities;
  - b. The nature and degree of parking demand likely to be associated with the development and opportunities for shared parking; and
  - c. The need to promote more sustainable forms of travel within the borough.
- 9.26 Policy SADM2 of the Local Plan states that development proposals will be permitted provided, amongst other things, there would be no negative impacts on highway safety.
- 9.27 It is noted that the Parking Standards SPG uses maximum standards and are not consistent with the framework and are therefore afforded less weight. The Interim Policy for Car Parking Standards also states that parking provision will be assessed on a case-by-case basis and the existing maximum parking standards within the SPG should be taken as guidance only. This means that higher or lower car parking standards than those set out in the SPG can be proposed and determined on a case-by-case basis taking into account the relevant circumstances of the proposal, its size context and its wider surroundings.
- 9.28 Neighbours have objected to a lack of car parking as a result of the proposal. The property as existing has two bedrooms. The proposal would seek to increase the capacity of the dwelling to four bedrooms. The Council's car parking guidance for a dwelling with four or more bedrooms in this location is three on-site car parking spaces per dwelling.
- 9.29 The property does not have any off-street car parking and none is proposed as part of the proposal. This is characteristic of the surrounding area, as a number of the dwellings nearby do not have access to private driveways for parking vehicles. This means that there is currently an under provision of car parking at the property at present and an increase of 1.5 spaces would be required compared to the existing arrangement, in line with the maximum standards.
- 9.30 The officer report for approved application 6/2019/2762/HOUSE explained that it was not considered that an additional bedroom to a family dwelling would lead to a material impact which would be detrimental to the highway network to warrant a refusal of permission. In this case, the proposal would introduce two new

bedrooms instead of one, resulting in an increase of 0.75 parking spaces in line with the maximum parking standards compared to the approved application.

- 9.31 Hillcrest has a lack of on-site car parking due to the layout of residential development, with on-street car parking limited to permit holders between 9am-5pm Monday to Friday. As part of a site visit, it was noted that there were cars parked on the street and given the number of properties within the immediate area, without on-site car parking the number of cars parked on street is likely to be higher in the evenings. However, it would be unreasonable to expect the applicant to provide on-site car parking given the constraints of the application site which appears to be a similar situation across many dwellings in the area. It is considered in this case that an increase of two bedrooms to an existing dwellinghouse would be unlikely to detrimentally exacerbate the car parking issues experienced in this area and it would therefore not be reasonable to withhold planning permission on the basis of under provision of car parking in this case.
- 9.32 In addition, the Council will retain control over parking on this road due to the parking which is limited to permit holders between 9am-5pm Monday to Friday. This will ensure a suitable number of parking and visitor permits are issued to serve the requirements of the area.
- 9.33 The block plan demonstrates cycle storage on the frontage which is described as being suitable for 2 bicycles. This would encourage the occupants of the property to use other modes of travel to the private car.
- 9.34 It is also noted that within walking distance of the site (approximately 0.2 miles) is a small parade of local convenience shops and services on Bishops Rise. The site is also approximately 0.5 miles from Hatfield town centre. Several bus stops are located nearby too, meaning there are alternative modes of transport available.
- 9.35 In terms of emergency vehicles, the site is an existing residential property in an established residential area and this proposal is for extensions to an existing dwelling. Therefore, emergency services would access the site (if required) in the same way they would in any normal event. Similarly, as the application is for extensions to an existing house, it is not considered there would be an undue rise in trips to the site, to the extent that this would result in a detrimental increase in traffic.
- 9.36 On this basis, given the local facilities and services and access to alternative modes of travel to the private motor vehicle, it is not considered that the shortfall in parking spaces in itself would result in direct conflict with the relevant policies. The proposal would also have an acceptable impact on the surrounding highway network. The development would therefore accord with Policy SADM2, SADM12; the Supplementary Parking Guidance, Interim Policy for Car Parking Standards 2014 and the National Planning Policy Framework.

#### **4. Other considerations**

##### *Landscaping, Ecology and Biodiversity*

- 9.37 Policy SADM16 of the Local Plan sets out that proposals will be assessed for their impact on landscape features to ensure that they conserve or improve the prevailing landscape quality, character and condition. It also states that proposals



will be expected to maintain, protect and wherever possible enhance biodiversity. Policy SP10 additionally states that new and existing habitat and landscaping should be incorporated into the layout and design of proposals. This is consistent with the NPPF.

- 9.38 Comments have been raised regarding works which have already been carried out to hedges and shrubs which have been removed. Whilst there is a requirement for applications to be assessed for their impact on local landscape features, the application site does not fall within a Conservation Area, nor are the trees protected through a Tree Preservation Order (TPO). Therefore, there is no requirement for the applicant to apply to the Local Planning Authority prior to the carrying out of such works.
- 9.39 It is not considered that the proposed development would result in a detrimental impact on any hedges or trees of amenity value within the application site. Therefore, no objections are raised with regard to Policy SADM16 of the Local Plan or the NPPF.

#### *Infrastructure*

- 9.40 Several objections relate to the impact on the sewage network and drainage. Given the limited scale of this proposal, there would be minimal impact on infrastructure in this regard. Should the proposal impact a publicly owned sewer, permission may be required from the relevant authority to alter such a sewer. This can be advised by way of an informative as it would fall under separate legislation.
- 9.41 In terms of water supplies, Policy SADM13 of the Local Plan states that all newly constructed dwellings will be required to achieve an estimated water consumption of no more than 110 litres/person/day, with water reuse and recycling and rainwater harvesting incorporated wherever feasible to reduce demand on mains water supply. However, this application is not for the creation of a new dwelling, and it would not be reasonable to impose a condition to this effect for that reason.

#### *Refuse and Recycling*

- 9.42 Policy SADM12 of the Local Plan states that appropriate provision of service areas and refuse storage and collection areas should be made according to the nature of the development. Such areas and access to them should be appropriately sited and designed to ensure they can:
- a. Perform their role effectively without prejudicing or being prejudiced by other functions and users;
  - b. Maintain an attractive and coherent street scene and protect visual amenity; and
  - c. Avoid creating risk to human health or an environmental nuisance
- 9.43 In this case, the proposed plans demonstrate refuse storage on the frontage of the site for 2 x 240L wheelie bins. There would also be sufficient space within the rear garden for the storage of refuse and recycling bins which may be conveyed to the front of the curtilage on collection day. No concerns are therefore raised in this regard.

#### *Use of site*

- 9.44 When the application was originally submitted, the application form included a reference in the description to a change of use from an end-of-terrace dwelling (C3) to a care home catering for 3 elderly residents (C3(b)) and 1 live-in staff member. However, the applicant removed this element of the description.
- 9.45 It is important to note that the Local Planning Authority can only consider the application which is in front of them. In this case, this is for alterations to a dwellinghouse for the erection of a part two storey, part single storey rear extension and a single storey side extension, following demolition of the existing side element. The change of use does not therefore form part of the assessment for this planning application.

#### *Other Considerations*

- 9.46 One objection sets out that the proposal has the potential to impact on property values in the area. This matter is not a material planning consideration.
- 9.47 Another objection notes that Hatfield Town Council and the Adult Healthcare Department at Hertfordshire County Council have not responded to the consultation. Hatfield Town Council were provided with the opportunity to comment as part of the application process and have not responded with any comments within the required timeframe. Furthermore, the proposal description does not include a change of use, therefore there is no requirement for the Adult Healthcare Department at Hertfordshire County Council to comment on the proposed development.

## **10 Conclusion**

- 10.1 Subject to the suggested conditions, the proposal would not have no significant adverse impact upon the character and appearance of the area or the living conditions of adjoining and nearby occupiers. The proposal has been found acceptable in relation to impact on parking and other material considerations. Accordingly, and for the reasons given, the proposal is recommended for approval subject to the conditions set out below.

## **11 Recommendation**

- 11.1 It is recommended that planning permission be approved subject to the following conditions:

#### **MATCHING MATERIALS**

1. The brickwork, roof tile, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved extensions and alterations must match the existing dwelling in relation to colour and texture.

**REASON:** To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

#### **DRAWING NUMBERS**

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

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
001	A	Location and Block Plan	5 January 2024
002	A	Existing Floor Plans	5 January 2024
004	A	Existing Elevations	5 January 2024
005	A	Proposed Elevations	5 January 2024
006	A	Roof Plans	9 January 2024
003	B	Proposed Floor Plans	5 March 2024

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

#### 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.

#### INFORMATIVES:

1. 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 or legal interest (easements or wayleaves) which may affect the land.
2. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
3. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.
4. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

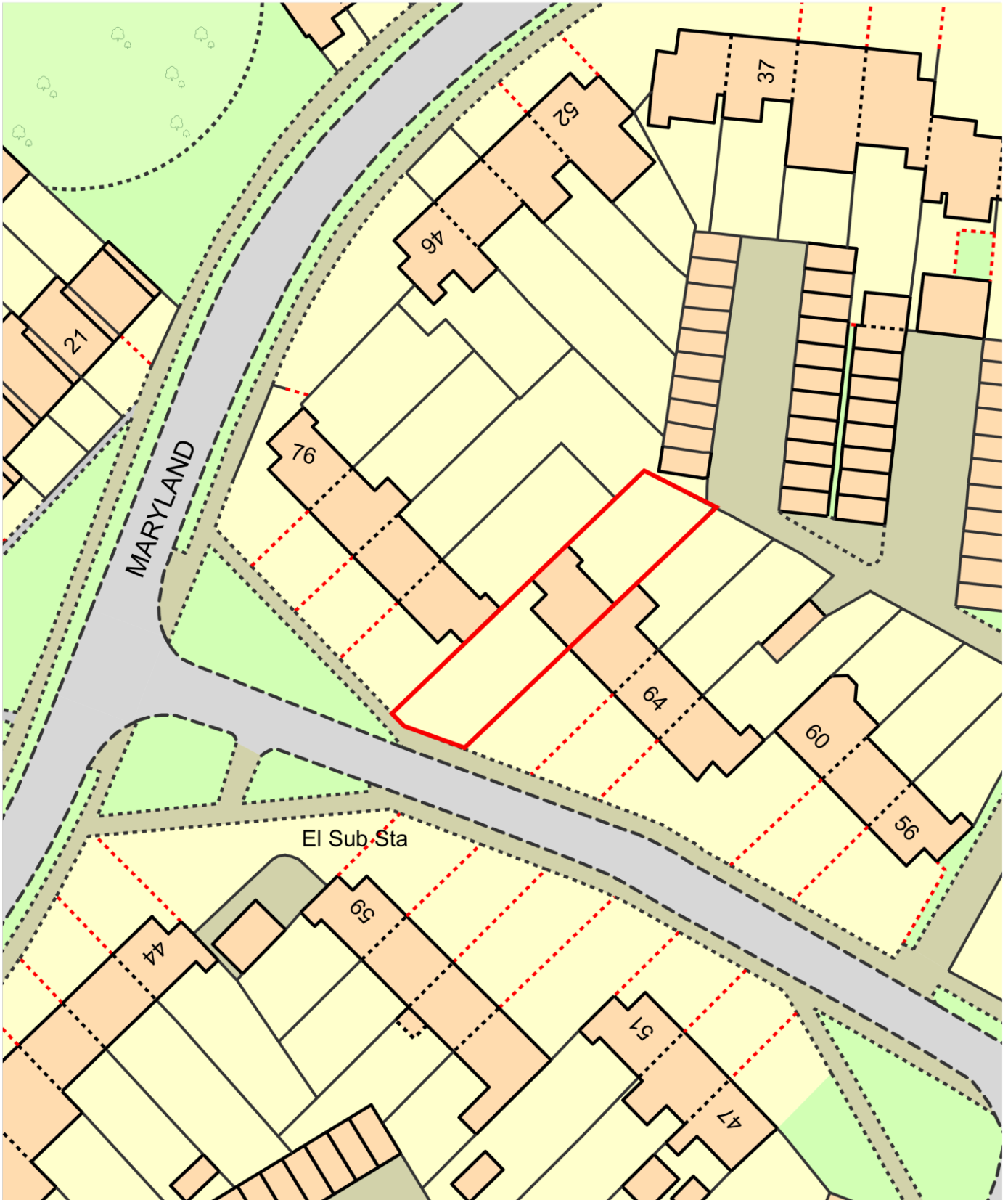
The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.


Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk)

Emily Stainer (Development Management)  
Date: 22 May 2024



 <p><b>WELWYN HATFIELD</b></p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE</p>	Title:		Scale:
	68 Hillcrest Hatfield AL10 8HG		DNS
	Development Management Committee		Date:
	Drawing Number: 6/2024/ 0036/FULL		14-06-2024
Drawn:		C. Brady	
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