

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 13 OCTOBER 2016  
REPORT OF THE EXECUTIVE DIRECTOR

6/2016/1091/DC3

NORTHDOWN ROAD, HATFIELD, AL10 9QX

ERECTION OF 4 BLOCKS OF 4 BEDSITS RAISED ON STILTS (AS EXISTING)  
FOLLOWING DEMOLITION OF THE EXISTING 16 BEDSITS

APPLICANT: Ms S Newman (Welwyn Hatfield Borough Council)

(Welham Green & Hatfield South)

## **1 Site Description**

- 1.1 The application site comprises four sections of the continuous line of two-storey houses and flats on the south side of Northdown Road between Acacia Street and Travellers Lane. The four sections each contain four bedsits raised on columns above the pedestrian entrances to the residential terraces in Almond Walk, Rowan Walk, Gean Walk and Scholars Walk. These Walks contain a central open area with two-storey housing on both sides and pedestrian access to Southdown Road.
- 1.2 The sections of Northdown Road between the raised flats comprise terraced two storey houses and flats in five staggered sections. The raised flats adjoin on their western ends to the two storey buildings fronting Northdown Road with the pitched roof running across each terrace to the eastern end. The east end of each section abuts the corner of the next staggered section. The changes in land levels (the road slopes down to the east) are managed by stepping down the roof at the end of each section.
- 1.3 Each of the four sections contains four bedsits at first floor level with balcony access from the front. The balconies are accessed from the stair wells in the adjacent two-storey terraces. The flats are finished in materials that match the terrace to which they are joined; two in dark grey brick, one in beige brick and one in red brick. The flats are supported on white poles and the ground areas below them are paved. A line of bollards separates the recessed on-street parking bays from the footpath and pedestrian access to the Walks.

## **2 The Proposal**

- 2.1 Full planning permission is sought for demolition of the four bedsits in each of the four sections and construction of 4 x 1 bedroom flats in each of the four sections as follows:
  - Three at upper level and one at ground level.
  - Plot 1 (ground level unit) - infilling the ground floor at the eastern side (45sqm floor area). Built to lifetime standards.

- Private courtyard garden for Plot 1 surrounded by 1.8m high brick wall.
- Plot 2 (above Plot 1) - accessed from communal stair well of terrace to the east –two floors with living room at second floor (52sqm floor area)
- Plots 3 and 4 accessed from a projecting front balcony accessed by stair well in the terrace to the west (42sqm floor area each).
- Replacement of white poles with square columns - finished in smooth concrete
- Mansard roof to accommodate the second floor element of Plot 2.
- New communal refuse storage cupboards at ground floor beneath Plot 4 (space for 400L bins per four units).
- To be designed and finished to meet Secured by Design standards
- Materials brick walls to match existing (varied colours) and roof tiles to match.

### **3 Reason for Committee Consideration**

- 3.1 This application is presented to the Development Management Committee because Welwyn Hatfield Borough Council is the applicant and it has been agreed that affordable housing schemes will be presented to Committee.

### **4 Relevant Planning History**

- 4.1 None.

### **5 Planning Policy**

- 5.1 National Planning Policy Framework
- 5.2 Welwyn Hatfield District Plan 2005
- 5.3 Supplementary Design Guidance, February 2005
- 5.4 Supplementary Planning Guidance, Parking Standards, January 2004
- 5.5 Interim Policy for Car Parking Standards and Garage Sizes, August 2014
- 5.6 Houses in Multiple Occupation, Supplementary Planning Document, February 2012

### **6 Site Designation**

- 6.1 The site lies within Hatfield Town as designated in the Welwyn Hatfield District Plan 2005.

### **7 Community Consultation**

- 7.1 WHBC Housing Department undertook a community engagement exercise which involved consultation open days at the Jim MacDonald Centre, and consultation

with residents in the street. The Council has worked with the Welwyn Hatfield Community Trust with regard to specification and Housing Needs.

## **8 Representations Received**

8.1 The application was advertised by means of site and press notices and neighbour notification letters. Two representations have been received from properties in Northdown Road. Their comments may be summarised as:

- Lack of parking in area of parking stress
- Double parking occurs for the school
- Concern over pedestrian access to Southdown Road garages during construction
- Concern about noise, dust and rubble during construction
- Other communal areas on Northdown Road could also be improved: entry doors, floor, windows and paint.

## **9 Consultations Received**

9.1 No response has been received from the following consultees. Comments were due by 13.7.2016

- Hertfordshire County Council Rights of Way (RoW)
- Welwyn Hatfield Borough Council Client Services Department

9.2 **Hertfordshire County Council Transport Programmes and Strategy (HCCTPS)** - no objection subject to conditions over a Construction Management Plan and provision of new footways following construction.

9.3 **Hertfordshire Constabulary** - My comments are made from a crime prevention perspective only. I know the location and have conducted a 12 month crime analysis. This area has a slightly above average crime rate with regards to burglary and anti-social behaviour. Under-crofts can become unauthorised youth shelters with the attendant issues. That said, this development is a like for like replacement and has to live with under-crofts for years. I welcome the fact that building regulations now require the standard of doors and accessible glazing that police have been requesting for some considerable time. On the assumption that these will be affordable or council home, I would strongly recommend that they be built to the minimum police security standard that is Secured by Design. Initial contact with the architect would suggest that this may be the intention. I would welcome the opportunity to work with all parties to ensure this central development is as crime free as we can reasonable achieve.

9.4 **Hertfordshire Fire and Rescue** – no objection. Access for fire appliances and provision of water supplies appears to be adequate.

## **10 Analysis**

10.1 The main planning issues to be considered are:

- 1. Features high quality design which incorporates the design principles of the plan and Supplementary Design Guidance (GBSP1, GBSP2, D1)**

2. **Respects and relates to the character and context of the area, as a minimum maintaining and where possible enhancing or improving the character of the existing area (D2)**
3. **Impact on living conditions of neighbouring occupiers (D1 and SDG)**
4. **Safety and security**
5. **Other Planning Matters**
  - (i) **Highways and parking**
  - (ii) **Refuse and recycling**
  - (iii) **Landscaping**

## **1. Features high quality design**

- 10.2 Local Plan Policies D1 (Quality of Design) and D2 (Character and Context) aim to ensure a high quality of design. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG).
- 10.3 With regard to the amenity of the development for future occupants, the units would be one bedroom flats and meet a local need. Each would have an open plan living dining and kitchen area with separate bedroom and bathroom/WC. The ground floor unit would have a 33sqm private rear amenity area opening off the living room. The upper floor units at Plots 3 and 4 of each section would have a small front balcony area but no private amenity space. The maisonette at Plot 2 would have no outside area but would have a larger internal floor area (52sqm) than the other units and compared to the existing floor area of each bedsit (approximately 25sqm). In addition, this provision would not represent a loss of private amenity space compared to the existing situation. Given these provisions, it is considered that the proposal would provide adequate amenities for future residents of these dwellings. Parking provisions are considered under Section 5 below.
- 10.4 The proposed windows in the front and rear elevations would replace existing windows in the bedsits and not result in any increase in overlooking between the new units and the neighbouring units over and above the existing situation. The bedroom and bathroom windows to the ground floor unit at Plot1 of each section would be high level to prevent overlooking from the adjacent entrance path to the stairwell. On balance the relationship between the units would share with one another would result in a satisfactory level of amenity for the future occupants in terms of overbearing impact, light and privacy.

## **2. Respects and relates to the character and context of the area**

- 10.5 Local Plan Policies D1 (Quality of Design) and D2 (Character and Context) aim to ensure a high quality of design and that new development respects and relates to the character and context of the area in which it is proposed. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed with regard to its bulk, scale and design and how it harmonises with the existing buildings and surrounding area. NPPF paragraph 64 emphasises the importance of good design in context that improves the character and quality of an area and the way it functions.
- 10.6 The character of buildings in Northdown Road is distinctive; the road was designed in the late 1950's and constructed shortly after. The south side was designed by Taylor and Green Architects as one scheme and the building style is

consistent with brick finishes, a repeated pattern of feature windows frames, wooden panels and arched doors. The continuity is broken up by a staggered building line, the under-croft entrances to the Walks and the use of different coloured facing bricks in sections along the frontage.

- 10.7 The proposed scheme would retain the style and materials of the row but replace the existing elevated bedsits with new one-bedroom flats of a more modern standard. New units would be created at ground floor which would infill a small part of the under-croft at each pedestrian access to the Walks. In terms of street-scene the pattern would be repeated at each Walk and while the width of the spaces would be reduced from 16m to 9.5m, sufficient space would be retained to enable views into and out of the Walks and maintain their open character. The maisonette units at Plot 2 of each section would be above the ground floor unit and extend into the mansard roof above. The second floor element would reflect the height and style of housing on the north side of Northdown Road, which is a consistent three storeys in height. The facade of the higher element would replicate the style of the terraced houses with an emphasised window frame at roof level aligned with the window below and entrance door to the ground floor flat. This panel would be treated with 'expressed brickwork' (pattern of bricks projecting slightly from the front elevation) replicating the detailing of the end houses in Scholars Walk and Rowan Walk.
- 10.8 Subject to the materials matching the existing, the design of the proposal is considered to retain and enhance the character and appearance of the site.

### **3. Impact on living conditions of neighbouring occupiers**

- 10.9 Policies D1 and the Supplementary Design Guidance (2005) (SDG) aim to preserve neighbouring amenity. The SDG sets out the Council's guidelines with regard to residential development for the provision of adequate amenity for future occupants and the protection of neighbouring residential amenity. Guidance in Paragraph 17 of the NPPF seeks high quality design and good standards of amenity for all existing and future occupiers of land and buildings.
- 10.10 The most likely neighbours to be impacted are those in adjacent houses and flats in Northdown Road and in Almond Walk, Rowan Walk, Gean Walk and Scholars Walk.
- 10.11 The external dimensions of the existing built form would be used; the height would not be increased and the footprint of the undercroft would not be exceeded. The existing housing units in the Walks lie to the south of the proposed development such that the development would be unlikely to result in a significant overbearing impact on or loss of sun and daylight compared to the existing situation. The properties on Northdown Road, immediately to the east of each redeveloped section, are separated from them by the entrance to the communal stairwell. The ground floor elevation facing onto the path to the stairwell would be set back slightly and contain high level windows to break up the facade. Given these design considerations the proposed development would be unlikely to result in an overbearing impact on those properties or to cause loss of sunlight and daylight to their front windows over and above the existing situation.
- 10.12 With regard to privacy and overlooking, the existing window positions would be replicated as far as possible at first floor and the increased natural surveillance of

the undercroft area would not result in loss of privacy to any other units (existing or proposed). The privacy of the ground floor unit would be protected by a raised planter positioned adjacent to the side wall where the side facing window would be located.

- 10.13 Given the design of the development and orientation of the site the proposal is considered to comply with the Council's Policies with regard to maintaining the living conditions of neighbouring occupiers.

#### **4. Safety and Security**

- 10.14 Policy D3 (Continuity and Enclosure) expects developments to provide natural surveillance over public spaces and areas to make them feel safer and more attractive. Conversely, high walls and fences reduce overlooking. Policy D4 (Quality of the Public realm) emphasises that streets should offer safe and attractive environments for all users by allowing natural surveillance. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG). Policy D7 requires new development to contribute to safer communities and help with a reduction of the fear of crime.
- 10.15 The ground floor unit would have a window looking onto the undercroft area of each section and enable natural surveillance of that space. This would represent an improvement over the current situation where the undercrofts are bounded at the sides by cycle stores which have high level windows and do not enable natural surveillance.
- 10.16 The footpath into each Walk would be rerouted around the ground floor unit and its rear garden. The wall to the rear garden would be 2m high preventing natural surveillance of each Walk from the garden area. However, the existing houses would still face out onto the pathways and grassed area within each Walk maintaining existing levels of natural surveillance in these areas. In addition the new raised units would have living room windows overlooking the Walks.
- 10.17 The design is considered to improve the natural surveillance of the undercroft areas and to maintain surveillance of the Walks.
- 10.18 The Applicant' Agent has confirmed that the units will be designed to Secured by Design Standards and would be working with Hertfordshire Constabulary to achieve those standards.

#### **5. Other Planning Matters**

##### **(i) Highways and parking**

- 10.19 Policy D5 of the Welwyn Hatfield District Plan 2005 requires all new development to make provision for pedestrian, cyclist and passenger transport facilities. Parking and traffic management provision must be included in new development.
- 10.20 Northdown Road is an unclassified road serving a local distributor function and provides routes through residential areas. Southdown Road is a local access road. At ground floor an undercroft area provides pedestrian passage through the site, enabling passage between Northdown and Southdown Roads. The Highways Authority has commented that each of the pedestrian areas provides 2 distinct pedestrian footways broadly north/south between Northdown and Southdown roads. The path to the east side of each Walk is highway

maintainable at public expense. The path to the west is a Right of Way (ROW) as identified on the County's definitive map (respectively ROW's Hatfield 098, 099, 100 and 101).

- 10.21 Public Footpath - The proposed arrangements involve construction upon the existing public footway. Drawing 102 Rev P2 identifies that a realigned footpath would be provided. This footway is shown as 1.5m in width, and above the absolute minimum limit defined in the Highway Authorities design guide (Roads in Hertfordshire), such width is consistent with the existing footway. Concurrent with any grant of consent, it shall be necessary for the publicly maintainable footway to be stopped up (pursuant to S248 of the TCPA1990) and, given that this footpath provides residential access to addresses within each of the aforementioned pedestrianised Walks, an alternative provision shall need to be secured. The Highway Authority confirm that they would have no objection to an application for stopping up of the highway provided that the footways shown on Drawing 102 rev P2 are delivered and offered for adoption by the Highway Authority.
- 10.22 The undercroft area is provided with a head height of at least 2.7m (drawing 105 rev P2) and conforms with the Highway Authorities minimum standard for structures over a footway (Roads in Hertfordshire – 3rd Edition – Section 4, Chapter 1, part 1). The remainder of the undercroft (other than the public footpath) would not be adopted by the Highway Authority.
- 10.23 Consequently, any grant of consent shall require the provision of the realigned footpath to be provided, constructed to the Highway Authority's specification, and these routes offered for adoption and future maintenance. This can be achieved via a condition on planning permission. It shall also be necessary to secure a license pursuant to sections 176 to 180 Highways Act 1980 indemnifying the Highway Authority for any loss, damage or claims arising from the construction of a structure over the highway and a license secured in perpetuity for the structure thereafter. An informative to this effect can be added to any decision notice.
- 10.24 The second footway forms a public right of way and the routes of these would not be altered. Construction of the development is likely to temporarily interfere with the safe use of these routes, and obstruct and prohibit pedestrian movement. The Highway Authority comments that temporary Traffic Regulation Order shall be needed for the closing these routes for the duration of construction. Construction over the highway also requires a s278 agreement and a s38 agreement for the rededication of land to provide the replacement footway. It is recommended that informatives to this effect are added to any planning permission.
- 10.25 Given the impact of the construction of the development over the highway and Right of Way network a Construction Management Plan (CMP) shall be necessary to ensure that the construction impacts of the development shall be managed appropriately. The site is not served by any vehicle crossover or other vehicular access from the highway so the CMP shall need to include details of any temporary construction access, storage of materials such that it does not interfere with pedestrian traffic along Northdown and Southdown Road, lorry routing, wheel wash facilities associated with any demolition activity and details of hoardings and phasing of construction.

- 10.26 With regard to car parking, the Council's Local Plan Policy M14 and the Parking Standard Supplementary Planning Guidance (SPG) use maximum standards which are not consistent with the NPPF and are, therefore, not afforded significant weight. In light of the above the Council has produced an Interim Policy for Car Parking Standards and Garage Sizes that states that parking provision will be assessed on a case by case basis and the existing maximum standards within the SPG should be taken as guidance only.
- 10.27 The car parking requirement for a bedsit is the same as for a one-bedroom flat (1.25 spaces). Existing parking provisions are available in recessed bays and hardsurfaced areas along Northdown Road and in garage courts off Southdown Road. The proposed development is effectively like-for-like replacements and unlikely to exacerbate an existing situation. The development proposals include a cycle store to serve each block at ground floor to encourage use of alternative transport modes to the motor car. In addition the site is well-served by local facilities: High View local centre is 500m approx and bus stops are approx 250m away. Consequently, the proposal is not likely to exacerbate the existing parking situation in accordance with the Council's Policies.
- 10.28 The Fire and Rescue Service has commented that the current and proposed access for fire appliances and the provision of water for fire hydrants are adequate.
- 10.29 Subject to conditions over provision of replacement public footpath and reopening of the public right of way and a Construction Management Plan the proposal is considered acceptable in accordance with Council Policies in respect of highway and parking matters.

**(ii) Refuse and Recycling**

- 10.30 Bin stores would be provided in the undercroft area separate from the bicycle stores. These would accommodate large communal bins to serve four units and be within the recommended carry distance of the highway. Their provision would represent an improvement over the current situation. Details of the design and finish of the stores shall be required by condition.

**(iii) Landscaping**

- 10.31 Policy D8 of the Welwyn Hatfield District Plan requires all developments to include landscaping as an integral part of the overall design. Landscaping schemes are required to reflect the use of materials and enhance planting of trees and shrubs. The retention of existing trees and shrubs is also expected. The development proposals (Drawing 102/RevP2) include planting areas on the frontage of each section of the site, 1.2m high brick wall on the frontages and railings to the side of the Plot 1 to enclose a privacy strip. The Drawing also shows new planting within the Walks between the redirected footpath and the front grass area of the first house on the east side of the walk. This planting would not affect the pedestrian access to that house. In order to ensure that the planting is appropriate with regard to the existing planting and pedestrian security details of hard and soft landscaping treatment shall be required by condition. The existing trees in the Walks are likely to need protection during the demolition and construction period. It is recommended that this be secured by a condition on planning permission.



## **Conditions**

- 10.32 Planning Practice Guidance Policy governs the use of conditions in planning and the power to impose conditions when granting planning permission is very wide. If used properly, conditions can enhance the quality of development and enable many development proposals to proceed where it would otherwise have been necessary to refuse planning permission. The objectives of planning, however, are best served when that power is exercised in such a way that conditions are clearly seen to be fair, reasonable and practicable. Conditions should only be imposed where they are both necessary and reasonable, as well as enforceable, precise and relevant both to planning and to the development to be permitted. In considering whether a particular condition is necessary, both officers and members should ask themselves whether planning permission would have to be refused if that condition were not to be imposed. If it would not, then the condition needs special and precise justification.
- 10.33 In this case it is considered appropriate to impose conditions requiring submission of materials, details of landscaping and bin stores and implementation of both, protection of existing trees, a Construction Management Plan and replacement of public footpaths with new routes and retention of existing rights of way

## **11 Conclusion**

- 11.1 The proposed development has been considered in terms of its design and impact on the environment and the living conditions of neighbouring occupiers, and the safety and security of future and existing residents. The highways and parking and landscaping impacts have also been considered. The application is found to be in accordance with Council Policy in these respects and subject to the conditions identified in Para 11.36, is recommended for approval.

## **12 Recommendation**

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

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

100-P2 & 101-P2 & 102-P2\_LO & 103-P2\_L1+2 & 04-P2 & 105-P2 & 106-P2 & 107-P2 received 2<sup>nd</sup> June 2016

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

2. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed.

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

3. No development shall take place until further full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be in addition to those shown on the approved plans and shall be carried out as approved. The landscaping details to be submitted shall include:-

a) details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate.

b) details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, tree planting pit detail, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare;

c) a clear and precise timetable for its implementation and details of the supervision of the planting and establishment over the five year period;

d) means of enclosure and boundary treatments;

e) details for all hard surfacing including permeable surfacing.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

4. No development shall take place (including site clearance, demolition works, soil moving, temporary access construction and or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Tree Protection Plan, Arboricultural Method Statement and Site Monitoring Schedule have been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be in addition to those shown on the approved plans and shall be carried out as approved. Details shall include:-

a) A plan showing the areas of on-site trees, or parts of trees growing from adjacent sites, including the trees in the Walks, to be protected and fencing in accordance with the relevant British Standard (BS5837:2012 Trees in relation to design, demolition and construction - Recommendations) and identified areas where no chemical or materials or equipment shall be stored, mixed or prepared and no fires or site washings within the Root Protection Area of the tree or under the canopy spread whichever is the greater;

b) Clearly show any demolition, construction or soil level changes to be undertaken within the proximity of the Root Protection Area of the retained trees;

c) Specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual

and environmental impacts of the development hereby permitted in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

5. No development shall take place until details of the design and specification of the refuse and recycling materials bins storage to serve the residential units have been submitted to and approved in writing by the Local Planning Authority. Subsequently the refuse and recycling materials bin storage and areas shall be constructed, equipped and made available for use prior to first occupation and retained in that form thereafter.

REASON: To ensure a satisfactory standard of refuse and recycling provision and to protect the residential amenity of adjoining and future occupiers in accordance with Policies IM2, R5 and D1 of the Welwyn Hatfield District Plan 2005.

6. Prior to the first occupation of the development hereby permitted, the new public footways shown on Drawing No 102/Rev P2 shall be installed and provided in full and maintained in that condition thereafter.

REASON: To ensure that highway pedestrian routes between Northdown and Southdown Road are maintained in the interest of sustainability.

7. Construction of the development hereby approved shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:

- a) Construction vehicle numbers, type, routing;
- b) Traffic management requirements;
- c) Construction and storage compounds (including areas designated for car parking);
- d) Siting and details of wheel washing facilities;
- e) Cleaning of site entrances, site tracks and the adjacent public highway;
- f) Timing of construction activities to avoid school pick up/drop off times;
- g) Phasing of works;
- h) Details of hoardings;
- i) Post construction restoration/reinstatement of the working areas and any temporary access to the public highway.

REASON: In order to protect highway safety and the amenity of other users of the public highway and rights of way.

## **Summary of reasons for grant of permission**

The decision has also been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 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 inspected at these offices).

### **Informatives**

1. The development shall not begin unless and until highway rights have been extinguished across the area of land representing footways within Almond Walk, Rowan Walk, Gean Walk and Scholars Walk, in accordance with a stopping up order to be made by the Secretary of State for Transport, Government Office for the East of England, under Section 247 of the Town and Country Planning Act 1990. 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.
2. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
3. The applicant is advised that no development may commence until details of the specification, layout and alignment, width and levels of the replacement footways, have been 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 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.
4. Notwithstanding the consent issued under the Town and Country Planning Act, a licence issued under the provisions of Section 177 of the Highways Act 1980 is required prior to the erection of any part of the structure over the public highway, such license shall be required in perpetuity. The applicant is advised to contact the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.
5. The Public Right of Way(s) should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works.

- The safety of the public using the route and any other routes to be used by construction traffic should be a paramount concern during works, safe passage past the site should be maintained at all times.
- The condition of the route should not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overflows of cement & concrete) should be made good by the applicant to the satisfaction of this Authority.
- All materials should be removed at the end of the construction and not left on the Highway or Highway verges.

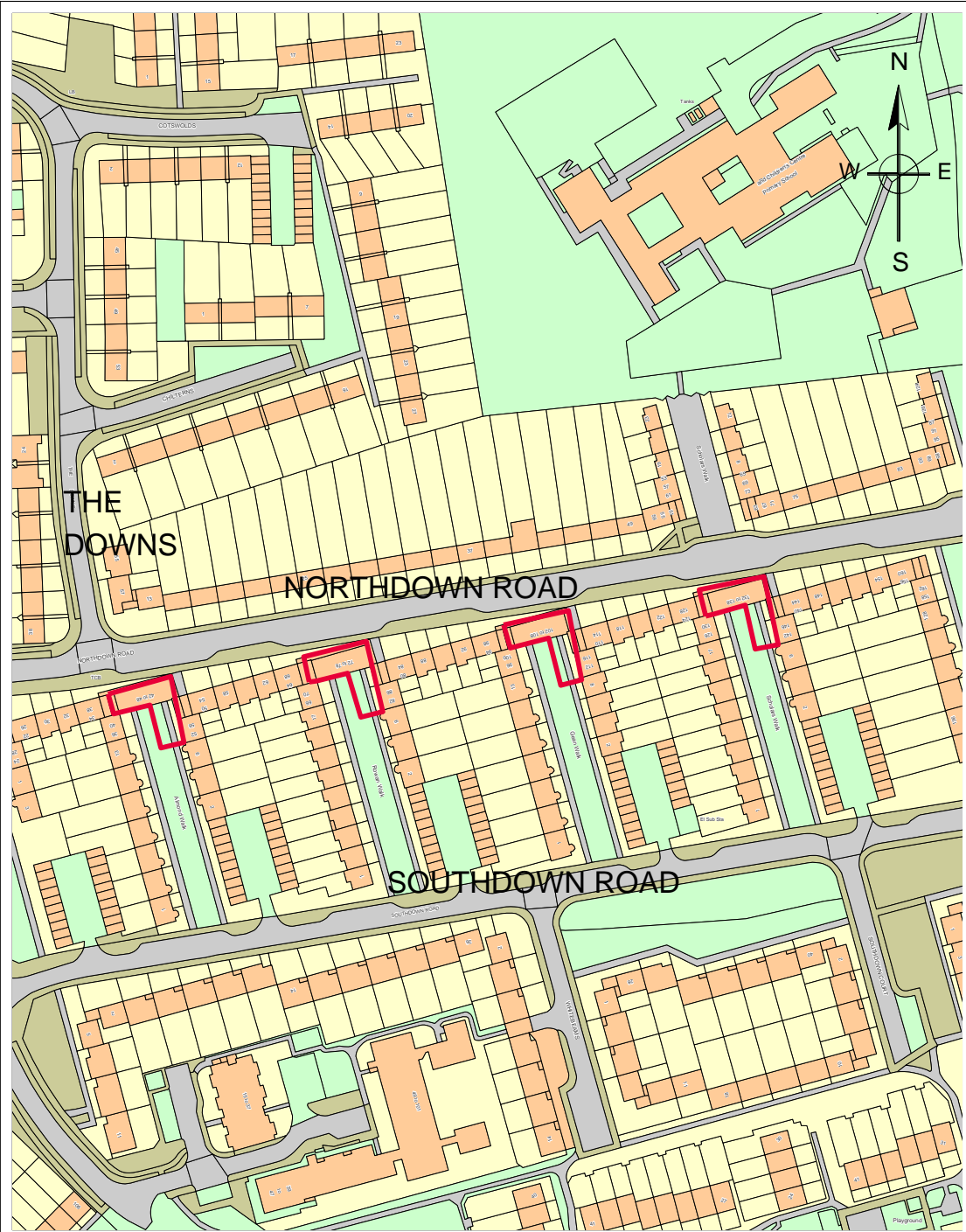
If the above conditions cannot reasonably be achieved then a Temporary Traffic Regulation Order would be required to close the affected route and divert users for any periods necessary to allow works to proceed. A fee would be payable to Hertfordshire County Council for such an order.


6. 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.

*June Pagdin*, (Strategy and Development)

Date: 22.9.2016

Expiry Date: 14.10.2016



 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: <b>Northdown Road, Hatfield</b>		Scale: DNS
	Project: <b>DMC Meeting</b>		Date: 2016
	Drawing Number: <b>6/2016/1091/DC3</b>		Drawn: Andrew Windscheffel
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