

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 12 JANUARY 2023  
REPORT OF THE ASSISTANT DIRECTOR (PLANNING)

6/2022/1267/FULL

MILKWOOD FARM DIXONS HILL CLOSE WELHAM GREEN HATFIELD AL9 7EF

ERECTION OF REPLACEMENT DWELLING AND CARTLODGE FOLLOWING  
DEMOLITION OF ALL BUILDINGS / STRUCTURES ON SITE

APPLICANT: MR B LENAHAN

**1 Site Description**

- 1.1 The application site lies to the northwest of Dixons Hill Road and Dixons Hill Close and is accessed via a long track on the eastern corner. The site slopes towards the east and is rectangular in shape, measuring approximately 0.75 hectares.
- 1.2 The site lies within an area designated as countryside and is within the Mimmshall Valley Landscape Character Area and the Metropolitan Green Belt.
- 1.3 To the south east of the site is a Grade II listed building, 47 Dixons Hill Close (list entry no. 1348174). Dating to the late eighteenth century, this is a two storey red brick house with a hipped plain tile roof, end chimney stacks and a weatherboarded lean-to on the north eastern elevation.
- 1.4 The application site is surrounded by mature dense trees and currently contains a dwelling and a number of farm outbuildings all of which are in a poor state and negatively impact on the visual appearance of the area.
- 1.5 The application site has an established residential use and extant permission for a replacement single storey dwelling approved on 22 August 2017 under ref: S6/2014/2586/MA. The replacement single storey dwelling has commenced on site and therefore would be considered as the fall-back position.

**2 The Proposal**

- 2.1 This application seeks full planning permission for the erection of a two- storey dwelling following demolition of all buildings and structures on site. In addition to the dwelling, a four-bay cartlodge would be erected containing additional store.

**3 Reasons for Committee Consideration**

- 3.1 This application is presented to the Development Management Committee because North Mymms Parish Council have submitted a major objection. They considered the proposal to be over-development in the Green Belt and bears no relation to 6/2014/2586/MA and is nearly three times the size. Therefore, it would affect the openness of the Green Belt. No Special Circumstances have been given to outweigh the visual amenity and the location.

#### **4 Relevant Planning History**

- 4.1 Application Number: S6/1982/0231/  
Decision: Refused  
Decision Date: 08 July 1982  
Proposal: Siting of a mobile home
- 4.2 Application Number: S6/1985/0823/FP  
Decision: Granted  
Decision Date: 16 May 1986  
Proposal: Renewal of temporary permission for mobile home
- 4.3 Application Number: S6/1988/0928/FP  
Decision: Granted  
Decision Date: 22 November 1988  
Proposal: Temporary consent for mobile home
- 4.4 Application Number: S6/1991/0822/FP  
Decision: Granted  
Decision Date: 22 November 1991  
Proposal: Retention of existing building for the housing of livestock
- 4.5 Application Number: S6/1991/0904/FP  
Decision: Granted  
Decision Date: 13 March 1992  
Proposal: Retention of existing mobile home; renewal of temporary consent dated 22nd November 1988, ref: S6/0928/88
- 4.6 Application Number: S6/1995/0256/FP  
Decision: Refused  
Decision Date: 27 October 1995  
Proposal: Retention of existing mobile home. (Renewal of temporary consent dated 31st March 1991 - S6/0904/91)
- 4.7 Application Number: S6/1997/0308/LU  
Decision: Refused  
Decision Date: 29 September 1997  
Proposal: Application for Certificate of lawfulness: Erection of a single dwelling house.
- 4.8 Application Number: S6/2004/1522/LU  
Decision: Granted  
Decision Date: 04 January 2006  
Proposal: Certificate of existing use as one dwelling house

- 4.9 Application Number: S6/2011/1672/MA  
Decision: Withdrawn  
Decision Date: 06 December 2011  
Proposal: Erection of replacement dwelling
- 4.10 Application Number: S6/2014/2586/MA  
Decision: Granted  
Decision Date: 22 August 2017  
Proposal: Demolition of existing dwelling and erection of new dwelling

## **5 Relevant Planning Policy**

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Welwyn Hatfield District Plan 2005 (District Plan)
- 5.3 Draft Local Plan Proposed Submission 2016 (Emerging Local Plan)
- 5.4 Supplementary Design Guidance 2005 (SDG)
- 5.5 Supplementary Planning Guidance, Parking Standards 2004 (SPG)
- 5.6 Interim Policy for Car Parking Standards and Garage Sizes 2014 (Interim Car Parking Policy)

## **6 Site Designation**

- 6.1 The site lies within the Welham Green and South Hatfield as designated in the Welwyn Hatfield District Plan 2005, the Metropolitan Green Belt, and a Landscape Character Area (Mimmshall Valley).

## **7 Representations Received**

- 7.1 None

## **8 Consultations Received**

- 8.1 The following consultees have responded advising that they have no objections to the proposal in principle, some of which would be subject to conditions or informatives being applied:

- WHBC Landscaping – no objection subject to conditions
- Place Services
- WHBC Client Services

- 8.2 No response was received from the following consultees:

- HCC Historic Environment

## **9 Town/Parish Council Representations**

- 9.1 North Mymms Parish Council raised a major objection on the grounds that the proposal would be over-development in the Green Belt as this application bears no relation to S6/2014/2586/MA. Therefore, it would affect the openness of the Green Belt. No Special Circumstances have been given to outweigh the visual amenity and the location. It is three times the size because it is a house and a garage and the flood risk is circumstantial.

## **10 Analysis**

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

- 1. Green Belt**
- 2. Heritage**
- 3. Quality of design and impact on the character of the area**
- 4. Residential amenity**
- 5. Access, car parking and highways considerations**
- 6. Other considerations**
  - i) Landscaping**
  - ii) Refuse and recycling**
  - iii) Renewable Energy**
- 7. Conclusion**

### **1. Green Belt**

- 10.2 The site is located within the Metropolitan Green Belt as defined by Local Plan Policy GBSP1. Paragraph 149 of the NPPF outlines that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, apart from a limited number of exceptions. Exception (d) is relevant in this case; it states that “the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces”.
- 10.3 Given that the site has a mixed use (dwelling and farm buildings), and is occupied by permanent structures, Paragraph 149(g) is also relevant which states that development is considered appropriate in the Green Belt where the proposal is the partial or complete redevelopment of previously developed land which would not have a greater impact on the openness of the Green Belt than the existing development.
- 10.4 Policy RA4 of the District Plan states that permission for replacement dwellings within the Green Belt will not be granted unless all of the following criteria are met:
- i. The replacement dwelling would not materially exceed the size of the original dwelling in terms of its floorspace, height and volume (existing outbuildings (including detached garages) will not contribute to the calculation of the size of the replacement dwelling except in very exceptional circumstances);
  - ii. The proposed dwelling would have no greater visual impact in terms of prominence, bulk and design on the character, appearance and pattern of development of the surrounding countryside;
  - iii. The proposed dwelling is designed to reflect the character and distinctiveness of its rural setting and to accord with the design policies elsewhere in the plan and the supplementary design guidance.

10.5 Policy SADM34, also provides guidance regarding replacement buildings in the Green Belt. It states that replacement buildings will be permitted provided that the new building is not materially larger than the one it replaces in terms of its footprint, height and external volume and is in the same use. In assessing the impact of the proposal the Council will take into account:

- i. The location of the replacement building and its prominence within the landscape;
- ii. The extent to which the proposed development is consistent with the general pattern of development and character of the area

10.6 The term ‘materially larger’ is not defined within the NPPF, District Plan or the Emerging Local Plan.

10.7 As mentioned above, the site benefits from permission for a single storey replacement dwelling. This proposal seeks permission for a two-storey dwelling which would be repositioned due to the location of overhead power lines. Table 1 below shows a comparison of the existing and the proposed footprint, area, volume and height.

Table 1: Comparison of footprint, area, volume and height

	Footprint (m <sup>2</sup> )	Floor area (m <sup>2</sup> )	Volume (m <sup>3</sup> )	Maximum Height (m)
Existing dwelling and outbuilding	580m <sup>2</sup>	580m <sup>2</sup>	1,677m <sup>3</sup>	4.9m (dwelling)
Proposed dwelling and cartlodge	262m <sup>2</sup>	363m <sup>2</sup>	1,407 m <sup>3</sup>	7.2m (dwelling) 4.2m (Cartlodge)
Difference	-54.8%	-37.4%	-16%	+46.9%

10.8 Although the proposed dwelling would have an increase in height compared to the existing dwelling and the outbuildings on site, there would be a substantial reduction in footprint, floor area and volume on site. The proposal is not considered to be materially larger than the dwelling and outbuildings it replaces. Based on Table 1 above, the proposal would not have a greater impact on the openness of the Green Belt than the existing development and would meet the criteria (g) set out in NPPF paragraph 149. Additionally, the proposal would involve the tidying of the site through the removal all the buildings on site which adds weight in favour of the proposed development.

10.9 Taking into account of the above, the proposal would constitute appropriate development in the Green Belt in accordance with local and national policies. The Courts have held that appropriate development is not harmful to Green Belt openness or the purposes of including land within it.

10.10 In order to ensure that there would be no adverse effect on the Green Belt in terms of appropriateness and openness. It is considered reasonable and necessary to attach a condition requiring the existing outbuildings to be removed prior to commencement of the new building. Furthermore, the proposal is

considered acceptable subject to a condition requiring the existing dwelling to be demolished prior to the new dwelling being brought into use. In addition, the new dwellinghouse would benefit from permitted development rights and it is considered reasonable to impose a planning condition withdrawing permitted development rights under of Part 1 of Schedule 2 Classes A, B, and E for the new dwelling.

## **2.Heritage**

- 10.11 To the south east of the site is a Grade II listed building, 47 Dixons Hill Close (list entry no. 1348174). Dating to the late eighteenth century, it is a two storey red brick house with a hipped plain tile roof, end chimney stacks and a weatherboarded lean-to on the north eastern elevation.
- 10.12 The site forms part of the wider landscape setting of the listed building, however, the building's garden, a large single storey outbuilding and open fields are located between it and the site.
- 10.13 The proposal is not considered to be harmful to the significance of the listed building. The removal of the existing buildings and their replacement with a house and cartlodge, both relatively traditional in design, is not considered to be intrusive to the listed building's setting. Due to the distance from the listed building, intervening development and existing planting/hedging, the proposed house would not impact the ability to appreciate the listed building as a rural dwelling within a wider agrarian landscape.
- 10.14 The proposal is considered to be compliant with Section 16 of the NPPF and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires special regard to be given to the desirability of preserving the setting of a listed building.

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

- 10.15 District Plan Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. These objectives are broadly consistent with the Council's Emerging Local Plan and the aims of the NPPF which considers that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.
- 10.16 The NPPF places a clear emphasis on high quality design and states in paragraph 130 that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. The National Design Guide 2019 (NDG) provides further details as to what is considered as constituting good design and states the 'fundamental principles for good design are that it is fit for purpose; durable; and brings delight.' As such, there is consistency between the Council's District Plan and Draft Local Plan Proposed Submission with the NPPF and the NDG.

- 10.17 The proposed two storey dwelling and the cartlodge would be traditional in design. The proposal would be finished in red brick, natural timber cladding and plain tiles. The proposed materials are considered to be of good quality which would reflect the rural character of the area. The dwelling would be positioned in a low area of the site surrounded by existing trees and new planting and would not be readily visible from Dixons Hill Close.
- 10.18 Overall, subject to a planning condition regarding external materials, the proposed design, scale, massing and layout of the proposed dwelling is considered to be of a sufficient high quality and would adequately respect and relate to the overall character of the area.

#### **4. Residential amenity**

- 10.19 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.
- 10.20 The site is located some distance from any adjoining properties, therefore the proposal would not result in impact on residential amenity of any neighbouring occupiers.
- 10.21 The layout is considered to provide adequate living conditions for future occupiers with regard to natural light and internal space. The proposed dwelling would meet national space standards and also providing sufficient private outdoor amenity space

#### **5. Access, car parking and highways considerations**

- 10.22 There would be no changes to access. The site has an established residential use, as such, the proposal will not adversely impact on the highways.
- 10.23 The site plan demonstrates that sufficient on-site parking commensurate to the size and use of the building would be provided
- 10.24 In terms of incorporating measures which will encourage sustainable modes of travel, in addition to the parking spaces which would be provided, four secure cycle storage spaces will be provided in the cartlodge store.
- 10.25 In summary, the proposal would provide an acceptable level of on-site car parking and cycle parking and therefore no objections are raised.

#### **6. Other considerations**

##### *i) Landscaping*

- 10.26 District Plan Policy R17 seeks to protect existing trees whilst Policy D8 requires landscaping to form an integral part of the overall design, and in this respect the high quality design required by Policy D1 would again be relevant. Landscaping is important in order to protect and enhance the existing character of the area and to reduce the visual and environmental impacts of the development.
- 10.27 The site is within Mimmshall Valley Landscape Character Area where Policy RA10 applies. The strategy for managing change to this Landscape Character Area (LCA) is to conserve and strengthen. The NPPF sets out at paragraph 130

that planning decisions should be sympathetic to local character, including the landscape setting. Paragraph 131 acknowledges that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible

- 10.28 The site is surrounded by dense mature trees and the Design and Access Statement, states that additional trees will be planted which will further shield the replacement dwelling from view. It is therefore considered that the proposal would not have an adverse impact upon the landscape setting. It is reasonable and appropriate to require details of existing and future landscaping and tree protection to be submitted to and approved in writing by the Local Planning Authority. This is to ensure that a suitable landscaping scheme is delivered, and that existing landscape features are protected, in the interests of visual amenity of the area in accordance with local and national policies.

*ii) Refuse and recycling*

- 10.29 The Council's Client's Services Team have raised no objection to the proposed development. They have advised that the property could be incorporated on the existing ARRC scheme and would receive a set of 2 bins for refuse & recycling FOC 1 x 180l black bin for refuse and 1 x 240l Blue lidded bin for recycling plus a food waste caddy.
- 10.30 Furthermore, a bin storage facility would be provided adjacent to the cartlodge This would ensure the bins stored on the frontage would not be unsightly in appearance.

*iii) Renewable Energy*

- 10.31 The NPPF is clear that sustainable development is integral in determining planning applications. Policy SD1 of the District Plan states that development proposals will be permitted where it can be demonstrated that the principles of sustainable development are satisfied. In addition, Policy R3 of the District Plan requires that all development includes measures to maximise energy conservation through the design of buildings, site layout and provision of landscaping and incorporate the best practical environmental option for energy supply. Furthermore, Policy SP10 and SADM 13 of the Council's Draft Local Plan Proposed Submission 2016 have the similar objectives.
- 10.32 No details have been provided regarding measures to maximise energy conservation for the proposed development. It is therefore considered necessary and reasonable to attach a planning condition requiring details of a renewable energy scheme.

## **7. Conclusion**

- 10.33 The proposed development would, subject to the suggested conditions represent an appropriate form of development within the Green Belt, be of good quality design which, on balance, would not harm the rural character of the area. The proposed dwelling would be located some distance from adjoining premises, and



would provide sufficient on-site parking and cycle storage. As such, the proposed development complies with local and national policies and is recommended for approval

**Conditions:**

**PRIOR TO COMMENCEMENT**

1. Prior to commencement of the new building hereby approved, all the existing farm outbuildings must be demolished and all materials and debris resulting from the demolition must be removed from the land.

REASON: To restrict the development to that which was applied for and in the interest of Green Belt appropriateness and Green Belt openness.

2. No development shall commence until a scheme for the protection of the trees within the vicinity of the site, in accordance with BS 5837:2012, including a tree protection plan and an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the tree protection plan and arboricultural statement include:
  - a) Methods of demolition within the root protection area as defined in BS 5837: 2012) of the retained trees;
  - b) Details of construction within the root protection area or that may impact on the retained trees including details of: site access, on site welfare facilities, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires;
  - c) A full specification for the installation of boundary treatment works;
  - d) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing;
  - e) Tree protection during construction indicated on a tree protection plan and the construction activities clearly identified as prohibited in this area;
  - f) A schedule of arboricultural supervision and inspection by a suitably qualified tree specialist, including any ongoing reporting, inspection or supervision that is required.
  - g) Methods to improve the rooting environment for retained and proposed trees and landscaping

Subsequently, the development must not be implemented other than in accordance with the approved details.

REASON: To ensure that any works undertaken comply with arboricultural best practice 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 Policies GBSP2, D2, D8 and R17 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

3. No development shall commence until a scheme to maximise energy conservation and/or opportunities for renewable energy and low carbon energy supply have been submitted and approved in writing by the Local Planning Authority. Subsequently the scheme agreed in writing must be fully installed in accordance with the approved details, made fully operational prior to the occupation of the building and maintained as such for their operational lifetime. The details to be submitted shall include, on a suitably scaled plan and written statement, the design of the proposed renewable energy scheme.

REASON: To maximise energy conservation and/or opportunities for renewable energy and low carbon energy supply in the interest of tackling climate change and creating sustainable development whilst also ensuring a satisfactory standard of development in the interests of visual amenity and maintaining the character of the area in accordance with the Policies SD1, R3, R4, D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework

#### PRIOR TO ABOVE GROUND DEVELOPMENT

4. No above ground development shall take place until 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. The development shall not be carried out other than in accordance with the approved details. The landscaping details to be submitted shall include:

- a) means of enclosure and boundary treatments;
- b) hard surfacing, other hard landscape features and materials;
- c) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction
- d) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing;
- e) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife; and
- f) original levels and proposed finished levels (earthworks to be carried out)

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 Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework

#### PRIOR TO OCCUPATION

5. Prior to the new dwelling hereby approved being brought into use, the existing dwelling must be demolished and all materials and debris resulting from the demolition must be removed from the land.

REASON: To restrict the development to that which was applied for and in the interest of Green Belt appropriateness and Green Belt openness.

6. All agreed landscaping comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the first building, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of 5 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 D1, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

#### OTHER

7. 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), no development within Class A, B and E of Part 1 of Schedule 2 shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005; Policies SP9 & SADM11 of the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

8. The exterior of the development hereby approved shall be constructed in the materials specified on the submitted application form and Proposed Elevations Drawing No. PL\_P200.

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 and the National Planning Policy Framework.

#### DRAWING NUMBERS

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>
1988_11C	D	Proposed Location and Site Plan	28 September 2022
1988_12E	F	Proposed Plans	28 September 2022
1988_15		1988_15 existing _ proposed site plan	28 September 2022
1988_13B		Existing and Proposed Block Plan	30 May 2022

1988_14A	Existing Site Plan	30 May 2022
1988_14A	Existing Block Plans	30 May 2022

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).

#### **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. **Noise control**
  1. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of :
    - 8.00am and 6.00pm on Mondays to Fridays
    - 8.00am and 1.00pm Saturdays
    - and at no time on Sundays and Bank Holidays
  2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times
  3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions.
  4. All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.
  5. All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.

6. Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.
  7. Any pile driving shall be carried out by a recognised noise reducing system.
  8. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material.
  9. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.
  10. 'BS 5228 Noise Control on Construction Sites' should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any subcontractors.
  11. Any emergency deviation from these conditions shall be notified to the Council without delay.
11. **Dust control**
1. All efforts shall be made to reduce dust generation to a minimum
  2. Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.
  3. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.
12. 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.

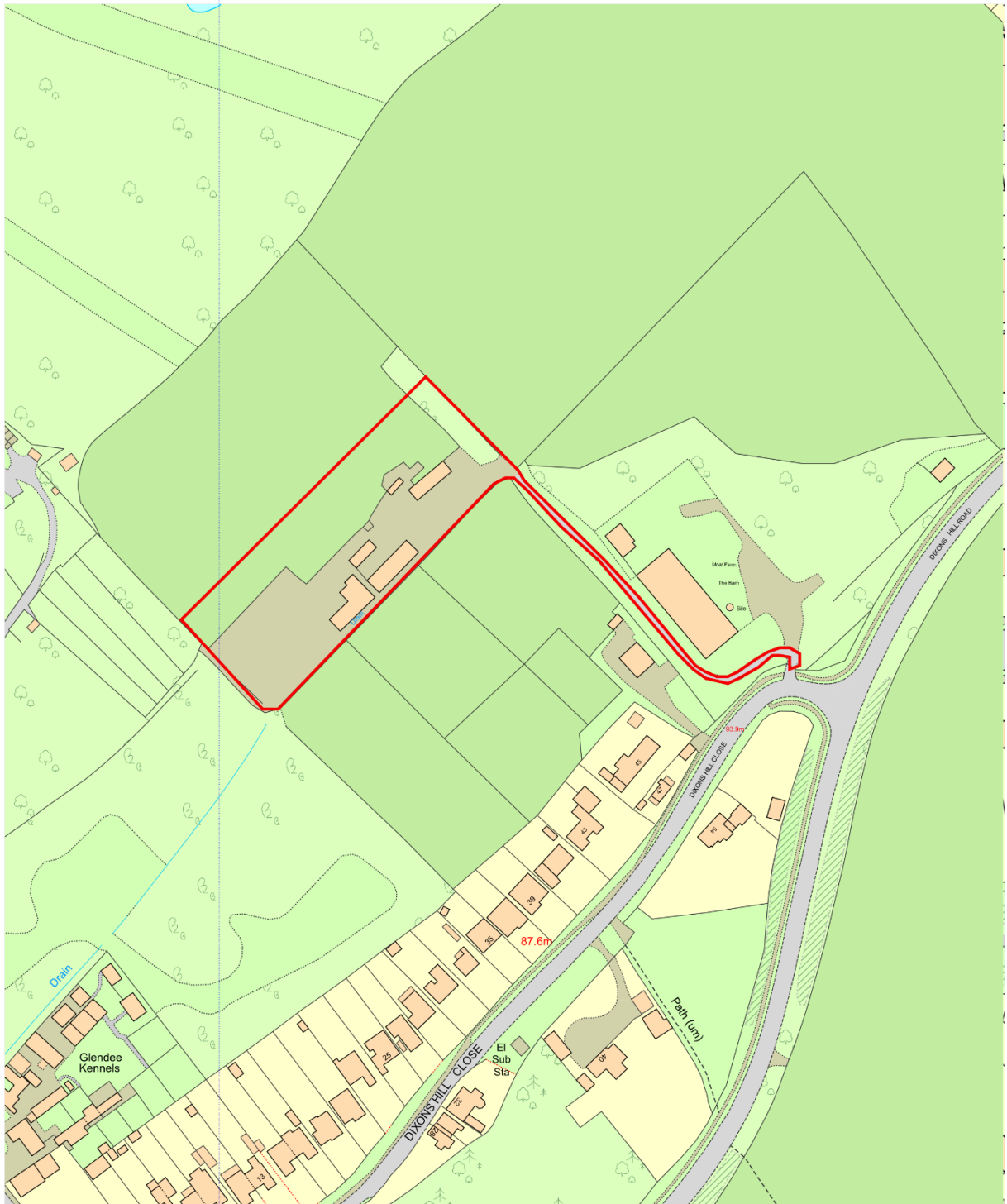
The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe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



 <p><b>WELWYN HATFIELD</b></p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE</p>	Milkwood Farm Dixons Hill Close Welham Green Hatfield AL9 7EF		Scale: DNS
	Development Management Committee		Date: 21-12-2022
	6/2022/1267/FULL		Drawn: N McIver
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