

**Correspondence address:**

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

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

Site Location

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

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

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

S

Surname

Phull

Company Name

Address

Address line 1

17 Pasture Road

Address line 2

Address line 3

Town/City

Letchworth Garden City

County

Hertfordshire

Country

Postcode

SG6 3LP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

01462433443

Secondary number

Fax number

Email address

b.l.a.d.architects@gmail.com

Site Area

What is the measurement of the site area? (numeric characters only).

1160.00

Unit

Sq. metres

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Erection of one self-build detached 4 bed dwelling with integral garage following demolition of existing dwelling including soft and hard landscaping and alterations to existing vehicular access

Has the building, work or change of use already started?

☐ Yes☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes☒ No

If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY):

(date must be pre-application submission)

Reference number of permission in principle being relied on (technical details consent applications only):

Is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)?

☐ Yes☒ No

4. Site Address Details

Please provide the full postal address of the application site.

Unit:

House number:

17

House suffix:

House name:

Address 1:

Pasture Road

Address 2:

Address 3:

Town:

Letchworth Garden City

County:

Postcode (optional):

SG6 3LP

Description of location or a grid reference. (must be completed if postcode is not known):

Easting:

Northings:

Description:

5. Pre-application Advice

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

☐ Yes☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently). Please tick if the full contact details are not known, and then complete as much as possible:

☐

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

Materials

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

☒ Yes

☐ No

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

Type:

Walls

Existing materials and finishes:

Face Brickwork and vertical tile hanging

Proposed materials and finishes:

Face Brickwork Red Multi with part render (cream) to north elevation

Type:

Roof

Existing materials and finishes:

Plain tiles

Proposed materials and finishes:

Red Plain Tiles

Type:

Windows

Existing materials and finishes:

White UPVC

Proposed materials and finishes:

Powder coated aluminium Dark Grey

Type:

Doors

Existing materials and finishes:

White Upvc

Proposed materials and finishes:

Powder coated aluminium Dark Grey

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

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

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

☒ Yes

☐ No

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

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

602-011-B

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

5

Total proposed (including spaces retained):

5

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

[Find out more about biodiversity.net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☐ Yes
- ☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

[You can use our partner's free online tool to determine if you are exempt and to produce detailed reasons](#)

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:
Self-build and custom build development

Are you building more than nine houses?:
No

Is the total size over 0.5 hectares?:
No

Do all buildings meet the definition of self-build or custom housebuilding as set out in [section 1\(A1\) of the Self-build and Custom Housebuilding Act 2015](#)?:
Yes

Does your Local Planning Authority require applicants for self-build and custom-build development to evidence their eligibility?:
No

Please justify the reason why biodiversity net gain does not apply:
Self Build

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
☐ No

If Yes, please provide details:

Bin Store

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

17. Residential Units (Including Conversion)																		
Does your proposal include the gain, loss or change of use of residential units? ☒ Yes ☐ No																		
If Yes, please complete details of the changes in the tables below:																		
Proposed Housing								Existing Housing										
Market Housing		Not known	Number of Bedrooms					Total	Market Housing		Not known	Number of Bedrooms					Total	
			1	2	3	4+	Unknown					1	2	3	4+	Unknown		
Houses		☐						<i>a</i>	Houses		☐				1		<i>a</i>	
Flats/maisonettes		☐						<i>b</i>	Flats/maisonettes		☐						<i>b</i>	
Sheltered housing		☐						<i>c</i>	Sheltered housing		☐						<i>c</i>	
Bedsit/studios		☐						<i>d</i>	Bedsit/studios		☐						<i>d</i>	
Cluster flats		☐						<i>e</i>	Cluster flats		☐						<i>e</i>	
Other		☐						<i>f</i>	Other		☐						<i>f</i>	
Totals (a + b + c + d + e + f) =								<i>A</i>	Totals (a + b + c + d + e + f) =									<i>F</i>
Social, Affordable or Intermediate Rent		Not known	Number of Bedrooms					Total	Social, Affordable or Intermediate Rent		Not known	Number of Bedrooms					Total	
			1	2	3	4+	Unknown					1	2	3	4+	Unknown		
Houses		☐						<i>a</i>	Houses		☐						<i>a</i>	
Flats/maisonettes		☐						<i>b</i>	Flats/maisonettes		☐						<i>b</i>	
Sheltered housing		☐						<i>c</i>	Sheltered housing		☐						<i>c</i>	
Bedsit/studios		☐						<i>d</i>	Bedsit/studios		☐						<i>d</i>	
Cluster flats		☐						<i>e</i>	Cluster flats		☐						<i>e</i>	
Other		☐						<i>f</i>	Other		☐						<i>f</i>	
Totals (a + b + c + d + e + f) =								<i>B</i>	Totals (a + b + c + d + e + f) =									<i>G</i>
Affordable Home Ownership		Not known	Number of Bedrooms					Total	Affordable Home Ownership		Not known	Number of Bedrooms					Total	
			1	2	3	4+	Unknown					1	2	3	4+	Unknown		
Houses		☐						<i>a</i>	Houses		☐						<i>a</i>	
Flats/maisonettes		☐						<i>b</i>	Flats/maisonettes		☐						<i>b</i>	
Sheltered housing		☐						<i>c</i>	Sheltered housing		☐						<i>c</i>	
Bedsit/studios		☐						<i>d</i>	Bedsit/studios		☐						<i>d</i>	
Cluster flats		☐						<i>e</i>	Cluster flats		☐						<i>e</i>	
Other		☐						<i>f</i>	Other		☐						<i>f</i>	
Totals (a + b + c + d + e + f) =								<i>C</i>	Totals (a + b + c + d + e + f) =									<i>H</i>
Starter Homes		Not known	Number of Bedrooms					Total	Starter Homes		Not known	Number of Bedrooms					Total	
			1	2	3	4+	Unknown					1	2	3	4+	Unknown		
Houses		☐						<i>a</i>	Houses		☐						<i>a</i>	
Flats/maisonettes		☐						<i>b</i>	Flats/maisonettes		☐						<i>b</i>	
Bedsit/studios		☐						<i>c</i>	Bedsit/studios		☐						<i>c</i>	
Other		☐						<i>d</i>	Other		☐						<i>d</i>	
Totals (a + b + c + d) =								<i>D</i>	Totals (a + b + c + d) =									<i>I</i>
Self Build and Custom Build		Not known	Number of Bedrooms					Total	Self Build and Custom Build		Not known	Number of Bedrooms					Total	
			1	2	3	4+	Unknown					1	2	3	4+	Unknown		
Houses		☐				1		<i>a</i>	Houses		☐						<i>a</i>	
Flats/maisonettes		☐						<i>b</i>	Flats/maisonettes		☐						<i>b</i>	
Bedsit/studios		☐						<i>c</i>	Bedsit/studios		☐						<i>c</i>	
Other		☐						<i>d</i>	Other		☐						<i>d</i>	
Totals (a + b + c + d) =								<i>E</i>	Totals (a + b + c + d) =									<i>J</i>
Total proposed residential units (A + B + C + D + E) =								1	Total existing residential units (F + G + H + I + J) =								1	
TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):																	0	

ECAB 2024

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

Site Visit

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

☐ Yes

☒ No

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

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

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

☐ Yes

☒ No

Authority Employee/Member

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

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

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

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

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

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

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

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

- ☐ Yes
- ☒ No

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

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

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

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

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

Name of Owner/Agricultural Tenant:

Hertfordshire Highways

House name:

Farnham House,

Number:**Suffix:****Address line 1:**

Six Hills Way,

Address Line 2:**Town/City:**

Stevenage

Postcode:

SG1 2ST

Date notice served (DD/MM/YYYY):

16/05/2025

Person Family Name:

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Paul

Surname

Brignell

Declaration Date

16/05/2025

☒ Declaration made**Declaration**

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

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

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

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

☒ I / We agree to the outlined declaration

Signed

Paul Brignell

Date

16/05/2025