

Mr. Simon Michell
Vine Cottage
Maydencroft Lane
Gosmore
Hitchin
SG47QB

Contact:
Telephone:
Email:
Our Ref:
Date:

Mohammad Rafi Hayat
[REDACTED]
26/089519/DEM
15th April 2026

Building Act 1984 Section 81

Dear Mr. Simon Michell

Location: Vine Cottage, Maydencroft Lane, Gosmore, Hitchin, SG4 7QB
Proposal: Demolition of Vine Cottage bungalow

Thank you for your Demolition Notice and accompanying fee. Please find attached our counter-notice served under s81 of the Building Act 1984.

Please note the conditions of the counter-notice and also the duration of the notice period. Should you have any difficulty with the conditions, need to extend the notice period or have any other difficulty please do not hesitate to contact the above named surveyor.

Yours faithfully

Mohammad Rafi Hayat
Assistant Registered Building Inspector



www.hertfordshirebc.co.uk [Join us on LinkedIn](#)

Ground Floor Offices, Welwyn Hatfield Borough Council Offices, Campus East, Welwyn Garden City, AL8 6AE

COMPANY REGISTRATION NO: 09990656

HBC.S81 COUNTERNOTICE.V3. JH 010423

Hertfordshire Building Control

On behalf of:

Broxbourne Borough Council, Dacorum Borough Council, East Hertfordshire District Council, Hertsmere Borough Council, North Hertfordshire District Council, Stevenage Borough Council, Three Rivers District Council and Welwyn Hatfield Borough Council

BUILDING ACT 1984: SECTION 81(1)

NOTICE TO PERSON UNDERTAKING DEMOLITION

Mr. Simon Michell

Vine Cottage, Maydencroft Lane, Gosmore, Hitchin, SG47QB

On the 13th April 2026, you served Notice on Hertfordshire Building Control regarding the demolition of:
Vine Cottage, Maydencroft Lane, Gosmore, Hitchin, SG4 7QB

Demolition work must not start until the expiry of the 6 week notice period on **26 May 2026** and the Council pursuant to Section 81 of the Building Act 1984 requires the following to be executed within 60 days thereafter

- (a) to shore up any building adjacent to the building to which the notice relates;
- (b) to weatherproof any surfaces of an adjacent building which are exposed by the demolition.
- (c) to repair and make good any damage to an adjacent building caused by the demolition or by the negligent act or omission of any person engaged in it;
- (d) to remove material or rubbish resulting from the demolition and clearance or the site;
- (e) to disconnect and seal, at such points as may be required, any sewer or drain in or under the building, and as directed by the Council;
- (f) to remove any such sewer or drain and seal any sewer or drain with which the sewer or drain to be removed is connected;
- (g) to make good the surface of the ground disturbed by works under paragraph (e) or (f)
- (h) to make arrangements with the relevant statutory undertakers for the disconnection of the supply of gas, electricity and water to the building;
- (i) to make such arrangements with regard to the burning or structure or materials on the site as may be reasonably required -
 - i) If the building is or forms part of a special premises, by the Health and Safety Executive and the Fire Authority, and
 - ii) If any other case, by the Fire Authority, and
- (j) To take such steps relating to the conditions subject to which the demolition is to be undertaken, and the condition in which the site is to be left on completion of the demolition as necessary for the protection of the public and preservation of public amenity.

Before complying with the requirements of paragraphs (e) and (f) at least 48 hours notice shall be given.

Before complying with the requirements of paragraph (g) at least 24 hours notice shall be given.

Hertfordshire Building Control

On behalf of:

Broxbourne Borough Council, Dacorum Borough Council, East Hertfordshire District Council, Hertsmere Borough Council, North Hertfordshire District Council, Stevenage Borough Council, Three Rivers District Council and Welwyn Hatfield Borough Council

Failure to give the required notices will incur liability to a fine not exceeding level 4 on the standard scale.

Your attention is directed to the provisions of Section 80, 81, 82 of the Building Act 1984. Any appeal against the Notice must be made to a Magistrate Court and must be brought within 21 days from the date of the service of this notice.

You are also obliged to comply with the special conditions below

Signed



A L Ryder
Technical Director
Hertfordshire Building Control

15th April 2026

Hertfordshire Building Control

On behalf of:

Broxbourne Borough Council, Dacorum Borough Council, East Hertfordshire District Council, Hertsmere Borough Council, North Hertfordshire District Council, Stevenage Borough Council, Three Rivers District Council and Welwyn Hatfield Borough Council

Special Conditions

The name and registered office of the demolition contractor should be displayed in a conspicuous position on the site.

Any structure to be demolished shall be carefully examined for any asbestos content prior to any work starting on site. In the event of asbestos being found, its removal shall be in accordance with Control of Asbestos Regulations 2012 and Asbestos: The Survey Guide HSG 264.

Adequate onsite refuse storage facilities are to be provided.

Arrangements shall be put in hand to ensure that no mud or dust is carried onto pavements and roads.

Demolition work should be carried out between the hours of 08.00 and 18.00 hours between Monday and Friday and between 08.00 and 13.00 hours on Saturdays. No work shall be carried out outside these hours, including Sundays and Bank Holidays, if noise due to work is transmitted beyond the site boundary to the detriment of nearby residential properties.

All noisy work shall be at all times kept to a minimum and best practicable means are to be taken to ensure that noise does not pass beyond the boundary of the site. All plant machinery shall be properly maintained and operated so as to minimise nuisance. All works shall be in compliance with the British Code of Practice BS 5228: Parts 1-5 (Noise and Vibration Control on Construction and Open Sites).

Work to be carried out in accordance with the requirements of BS 6187 (Demolition)

Adequate precautions shall be taken to ensure that no dust or odour is released which causes public nuisance.

Where necessary, high finish fine mesh screens should be erected to minimise dust drift.

In the event of contaminated materials being found on site, adequate arrangements are to be made for its storage, examination, and subsequent disposal.

All drains and sewers are to be properly sealed and their whereabouts properly logged and recorded. No material that could interfere with the flow of the drain/sewer shall be allowed to enter the same.

Bonfires are prohibited as a method of waste disposal.

Cable burning in-situ, with a view of the recovery of metal, is prohibited.

Demolition operations fall within the scope of the Construction (Design and Management) Regulations 2007. A CDM co-ordinator must be appointed by the client and a health and safety plan drawn up before demolition begins and be available throughout the project. Reasonable steps should also be taken to prevent access to the site by unauthorised persons.

Further information on these Regulations can be obtained from the Health and Safety Executive.