

THREE RIVERS D.C.  
RECEIVED  
17 FEB 2009  
PLANNING DEPT.

**Application for Planning Permission and conservation  
area consent for demolition in a conservation area.  
Town and Country Planning Act 1990**

Publication of planning applications on council web sites  
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.  
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

### 1. Applicant Name, Address and Contact Details

Title:	First name:	Surname:			
Company name:	Kebbell Country Homes				
Street address:	c/o Agent		Country Code:	National Number:	Extension Number:
			Telephone number:		
			Mobile number:		
Town/City:			Fax number:		
County:			Email address:		
Country:					
Postcode:					
Are you an agent acting on behalf of the applicant?			<input checked="" type="radio"/> Yes <input type="radio"/> No		

### 2. Agent Name, Address and Contact Details

Title:	First Name:	Surname:			
Company name:	Consensus Planning				
Street address:	Unit 1 Verulam House		Country Code:	National Number:	Extension Number:
	224 London Road		Telephone number:		
			Mobile number:		
Town/City:	St Albans		Fax number:		
County:	Herts		Email address:		
Country:	UK				
Postcode:	AL1 1JB				

### 3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Demolition of existing building and erection of 3 detached houses, 3 detached garages and landscaping and amenity provision.

Has the building, work or change of use already started?  Yes  No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: 0 Suffix:   
House name: Applegarth  
Street address: Parrotts Close  
Croxley Green  
Town/City: RICKMANSWORTH  
County:   
Postcode: WD3 3JZ

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

Easting: 507089  
Northing: 195929

#### 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):

Officer name:  
Title: Mrs First name: Claire Surname: Thorley  
Reference: FD08-620 - Email Sent  
Date (DD/MM/YYYY): 11/02/2009 (Must be pre-application submission)

Details of the pre-application advice received:

Requested additional informatoin before they were able to form a view of the development.

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:

Internally within each property

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:

Internally within each property

#### 8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?  Yes  No

If Yes, please provide details:

Letters have been written to Local Ward Councillors, Residents adjacent to the site and Planning Officers of the Council

#### 9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?  Yes  No

#### 10. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

To allow for the development.

## 11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

### Walls - description:

Description of existing materials and finishes:

Brick

Description of proposed materials and finishes:

Brick / Render

### Roof - description:

Description of existing materials and finishes:

Tile

Description of proposed materials and finishes:

Tile

### Windows - description:

Description of existing materials and finishes:

Timber

Description of proposed materials and finishes:

Timber

### Doors - description:

Description of existing materials and finishes:

Timber

Description of proposed materials and finishes:

Timber

### Boundary treatments - description:

Description of existing materials and finishes:

Trees / Hedges

Description of proposed materials and finishes:

Trees / Hedges Retained

### Vehicle access and hard standing - description:

Description of existing materials and finishes:

Gravel

Description of proposed materials and finishes:

Water permeable surface

### Lighting - add description

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

n/a

### Others - description:

Type of other material:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

n/a

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?  Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design and Access Statement Included

## 12. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	5	9	4
Cycle spaces	0	9	9

### 13. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Package treatment plant

Unknown

Septic tank

Cess pit

Other

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 references for the plan(s)/drawing(s):

### 14. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.  Yes  No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

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

Main sewer

Pond/lake

Soakaway

Existing watercourse

### 15. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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

### 16. Existing Use

Please describe the current use of the site:

Residential

Is the site currently vacant?  Yes  No

Does the proposal involve any of the following:

Land which is known to be contaminated?  Yes  No

Land where contamination is suspected for all or part of the site?  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination?  Yes  No

#### Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

### 17. 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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

### 18. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No

## 19. Residential Units

Does your proposal include the gain or loss of residential units?  Yes  No

### Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				3	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

### Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				0	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

### Overall Residential Unit Totals

Total proposed residential units	<input type="text" value="3"/>
Total existing residential units	<input type="text" value="0"/>

## 20. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain or change of use of non-residential floorspace?  Yes  No

## 21. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Proposed employees	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

## 22. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

## 23. Site Area

What is the site area?  hectares

## 24. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?  Yes  No

## 25. Hazardous Substances

Is any hazardous waste involved in the proposal?  Yes  No

## 26. 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? (Please select only one)

The agent  The applicant  Other person

## 27. Certificates (Certificate A)

### Certificate Of Ownership - Certificate A Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title:  First name:  Surname:   
Person role:  Declaration date:   Declaration made

## 27. Certificates (Agricultural Holdings Certificate)

### Agricultural Holding Certificate Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Title:  First Name:  Surname:   
Person role:  Declaration date:   Declaration Made

## 28. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date: