



Application for Planning Permission. 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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Redevelop of the site to provide a Class A1 (retail) unit at ground floor level as a convenience goods store with 1no. 1 bedroom flat and 6no. 2 bedroom residential flats at two upper levels.

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

Redevelopment of site with a part one, part two and part three-storey building comprising a Class A1 (retail) unit at ground-floor level to be used as a convenience goods store with 6 x 2 bed and 1 x 1 bed residential flats at upper levels with associated access, parking and landscaping

4. Site Address Details

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

Description:

House:	0	Suffix:	
House name:	The former Happy Man PH		
Street address:	Berry Lane		
Town/City:	RICKMANSWORTH		
County:	Hertfordshire		
Postcode:	WD3 7HR		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	504519		
Northing:	194528		

09/0537

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:	Mr	First name:	Laurence	Surname:	Moore
Reference:					
Date (DD/MM/YYYY):	14/02/2008	(Must be pre-application submission)			
Details of the pre-application advice received:					
Refer to Planning, Design and Access Statement					

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Refer to drawing 3291 (P)501

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:

Refer to drawings

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

If Yes, please provide details:

Retail convenience store waste. Internal and external refuse and recycling areas have been designed into the development, allowing adequate space for collection of refuse. In terms of the amount of refuse stored at site, over 90% of the refuse from the retail unit is taken away by the same vehicles as those delivering to the unit, ensuring that minimal refuse is stored on site. This refuse is then taken to distribution centres for recycling or disposal.

8. Neighbour and Community Consultation

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

If Yes, please provide details:

A leaflet mail drop to local residents/stakeholders within a 1 kilometre radius of the site describing the proposals and including a visualisation of the scheme.

9. Council Employee / Member

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

10. 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:

N/A

Description of *proposed* materials and finishes:

Refer to drawings

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Refer to drawings

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Refer to drawings

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Refer to drawings

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Refer to drawings

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Refer to drawings

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Refer to drawings

Others - description:

Type of other material:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Refer to drawings

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:

Refer to covering letter and Planning, Design and Access Statement

11. 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	10	18	8
Light goods vehicles/public carrier vehicles	0	1	1
Cycle spaces	0	12	12

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Main sewer Package treatment plant 0537
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):

Refer to drawings

13. 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

14. 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

15. Existing Use

Please describe the current use of the site:

N/A

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

Vacant and derelict (fire damage) public house.

When did this use end (if known) (DD/MM/YYYY)? 01/01/2005

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.

16. 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'

17. Trade Effluent

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Retail convenience store waste. Internal and external refuse and recycling areas have been designed into the development, allowing adequate space for collection of refuse. In terms of the amount of refuse stored at site, over 90% of the refuse from the retail unit is taken away by the same vehicles as those delivering to the unit, ensuring that minimal refuse is stored on site. This refuse is then taken to distribution centres for recycling or disposal.

18. Residential Units

Does your proposal include the gain or loss of residential units? Yes No **00 / 053 /**

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	1	6			
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					
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="7"/>
Total existing residential units	<input type="text" value="0"/>

19. All Types of Development: Non-residential Floorspace

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

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops			378.0	378.0
A1 Net Tradable Area				
A2 Financial and professional services				0.0
A3 Restaurants and cafes				0.0
A4 Drinking establishments	428.0	428.0		-428.0
A5 Hot food takeaways				0.0
B1 (a) Office (other than A2)				0.0
B1 (b) Research and development				0.0
B1 (c) Light industrial				0.0
B2 General Industrial				0.0
B8 Storage or distribution				0.0
C1 Hotels and halls of residence				0.0
C2 Residential institutions				0.0
D1 Non-residential institutions				0.0
D2 Assembly and leisure				0.0
Other				0.0
Other				0.0
Total	428.0	428.0	378.0	-50.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

19. All Types of Development: Non-residential Floorspace (continued)

C2	Residential institutions	0	0	0
Other		0	0	0
Other				

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	5	0	20

21. 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	
A1							<input checked="" type="checkbox"/>

22. Site Area

What is the site area? 00.14 hectares

23. 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:

Refer to Noise Report

Is the proposal for a waste management development? Yes No**24. Hazardous Substances**Is any hazardous waste involved in the proposal? Yes No**25. 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**26. Certificates (Certificate B)****Certificate of Ownership - Certificate B****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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 (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 this application relates.

Notice recipient	Date notice served
Name: Highways Department Number: 0 Suffix: Street: Hertfordshire County Council Locality: County Hall, Pegs Lane, Town: Hertford Postcode: SG13 8DQ	21/04/2009

Title: Mr First name: Nick Surname: Lawrence
Person role: Agent Declaration date: 19/04/2009 Declaration made

26. 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

27. Declaration

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

Date

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