

PLANNING APPLICATION FORM

Hertfordshire District & Borough Councils

This form may be used throughout Hertfordshire. Please complete ALL questions in BLOCK CAPITALS.

6 copies of forms / plans must be submitted. Photocopies of forms will be acceptable.

5/03/ 1343

PART 1 (to be completed in all cases)

1. Declaration I/We apply for planning permission and declare that to the best of my/our knowledge all the information contained in this application and on the submitted plans is correct.

Signed

In behalf of THE APPLICANT Date 23 JUNE 2003



2a. Name and Address of Applicant

THE ROYAL NATIONAL ROSE SOCIETY &
THE BUTTERFLY WORLD TRUST
THE GARDENS OF THE ROSE, CHISWELL
GREEN, ST ALBANS
HERTFORDSHIRE Postcode AL2 3NR

Tel. No. 01727 850461

Fax No.

E-mail Address

2b. Name and Address of Agent (If any)

(To whom correspondence will be sent)

RPS PLANNING TRANSPORT &
ENVIRONMENT

3 THE MEADOW, MEADOW LANE, ST IVES

CAMBRIDGESHIRE Postcode PE27 4LG

Tel. No. 01480 496966

Fax No. 01480 494292

E-mail Address rawlingsj@rpsplc.co.uk



3. Full Postal Address of Application Site

(Edged in red on site plan)

THE GARDENS OF THE ROSE, CHISWELL GREEN, ST ALBANS, HERTFORDSHIRE
AL2 3NR



4. Brief Description of Proposed Development ERECTION OF BUILDING FOR THE EXHIBITION OF BUTTERFLIES AND ASSOCIATED PLANTS WITH RELATED HORTICULTURAL TRAINING AND RESEARCH COMPLEX, VISITOR CENTRE, CAFETERIA, COACH/CAR PARKING AND ACCESS DRIVE
(For development other than residential please also complete Part 2 of this form.)



WELWYN
HATFIELD
COUNCIL

5. Fee (Please state fee submitted with application)

£11,000

6. Plans (Please list all drawings and plans submitted)

PLEASE SEE ATTACHED DRAWING SCHEDULE



Watford Council
- way ahead -

7. State Whether the Applicant Owns or Controls any Adjoining Land (If Yes, edge in blue on site plan)

Yes No

LEGE
23 JUN 2003

8. Present or Previous Use of Land/Buildings

a) Present use of land/buildings

HORTICULTURE/AGRICULTURE

b) If vacant, the previous use and date when last used (if known)



BOROUGH OF
BROXBOURNE

9a. Site Area (Hectares)

25.26

9b. Floorspace (Sq. m. gross)

| Current | Demolished | Retained | New | Resultant total |
|---------|------------|----------|------|-----------------|
| 1179 | n/a | 1179 | 9680 | 10859 |



THREE RIVERS
DISTRICT COUNCIL

10. Trees

Does the proposed development involve the felling of any trees?

Yes No



Stevenage
BOROUGH COUNCIL

11. Type of Planning Application (Please tick the appropriate boxes)

- a) Full planning application for **new building works** and/or **engineering works** and/or **other operations**
- b) Full planning application for a **change of use**
- c) **Outline** planning application
- d) **Reserved matters** application

Date of outline permission and application no.

Please indicate which of the following matters you wish to be considered as part of your outline or reserved matters application:

Siting Design External appearance Means of access Landscaping

- e) Application for **removal/variation of a condition**

Condition no. Previous application no.

- f) Application for **renewal of temporary planning permission**

Previous application no.

12. Contamination

To your knowledge is the site contaminated?

Yes No

If Yes, what measures are proposed to decontaminate the land?

13. Garaging/Car Parking (including parking for employees) (Please indicate the number of garaging and/or car parking spaces available or to be provided)

Existing 303 Retained 303 Proposed 102 Total 405

14. Transportation

- a) What measures are proposed to encourage cycling as an alternative mode of transport to and from the site?

CYCLE PARKING FACILITIES

- b) How is the development served by passenger transport? Please state the approximate walking distance to the nearest bus stop and train station 800 METRES (APPROX) TO BUS STOP. 3km TO RAIL STATION. 12 COACH

PARKING BAYS ON SITE

15. Access to Roads and Other Public Rights of Way (Please tick the appropriate boxes)

- a) Will there be a new access to a highway?
 - Vehicular Yes No
 - Pedestrian Yes No
- b) Will any existing access to a highway be altered?
 - Vehicular Yes No
 - Pedestrian Yes No

If any new or altered access is proposed, state name(s) of highway(s) affected NOKE LANE
(Please show details of works involved on the submitted plans)

- c) Is there a public right of way crossing or abutting the site? Yes No
(If Yes, please show on the submitted plans)

16. Drainage

- a) How will surface water be disposed of? (e.g. public sewers, watercourses, soakaways, etc) SOAKAWAYS
- b) How will foul water be disposed of? (e.g. public sewers, cesspits, septic tanks, etc) MAIN SEWER

17. Materials (Please state the type and colour of materials to be used (if known)) PLEASE REFER TO THE ATTACHED

- a) Exterior walls b) Roof DESIGN STATEMENT
- c) Windows d) Boundary treatment

18. Are You a Member or Officer of the Council to Which the Application is Being Made?

Yes No

18. Development Involving Residential Use (Including Conversion)

(Please give the number of **existing** residential units on the site)

Single family dwellinghouses Self-contained flats and maisonettes Other (e.g. non-self-contained accommodation)
 Number vacant Number vacant Number vacant

(Please give the number and size (by number of bedrooms) of **proposed** residential units on the site. Do not include any non-self-contained units)

| | | | | |
|-------------|------------------------------|-------|--------------------------------------|------|
| | Single family dwellinghouses | 5/03/ | Self-contained flats and maisonettes | 1343 |
| 1 bedroom | | | | |
| 2 bedrooms | | | | |
| 3 bedrooms | | | | |
| 4+ bedrooms | | | | |
| TOTAL | | | | |

Are you proposing any non-self-contained units? Yes No If Yes, how many?

PART 2 (to be completed for development other than residential)

1. Please Give Details of the Existing and Proposed Floorspace (Sq. m. gross)

| USE | EXISTING FLOORSPACE | PROPOSED FLOORSPACE | | | |
|--|---------------------|-----------------------------|---------------------------|----------------|----------------------------|
| | | Floorspace to be demolished | Floorspace to be retained | New floorspace | Resultant total floorspace |
| Retail (Use Class A1) | | | | | |
| Financial & Professional Services (Use Class A2) | | | | | |
| Food & Drink (Use Class A3) | | | | | |
| Business (Use Class B1) | | | | | |
| General Industrial (Use Class B2) | | | | | |
| Storage or Distribution (Use Class B8) | | | | | |
| Other (Please specify) HORTICULTURE & RELATED USE | 1179 | 0 | 1179 | 9680 | 10859 |

2. Employment

How many people are currently employed on the site?
 How many people in total will be employed on the site?

| | FULL TIME | PART TIME |
|--|---|-----------|
| How many people are currently employed on the site? | 15 | |
| How many people in total will be employed on the site? | 40 (30 permanent full-time - 10 Seasonal full-time) | 15 |

23 JUN 2003

3. Hazardous Materials

Will the proposal involve the use or storage of hazardous materials?

Yes No

If Yes, please give details including quantities

[Signature]

4a. Transport

What provision has been made for the parking, loading, unloading and manoeuvring of service and goods vehicles within the site? (Please show the intended provision on the plans)

PLEASE REFER TO PLAN: 0203PL/AL[0]010

4b. How Many Vehicles are Likely to Visit the Site During a Normal Working Day? PLEASE REFER TO ACCOMPANYING

| Cars | No. a.m. | | No. p.m. | | Commercial vehicles | No. a.m. | | No. p.m. | | TRANSPORT ASSESSMENT |
|------|----------|--|----------|--|---------------------|----------|--|----------|--|----------------------|
| | | | | | | | | | | |
| | | | | | | | | | | |

(Please include all vehicles except those used by individual employees driving to work)

NOTE: Either Certificate A or Certificate B must be completed. Delete where appropriate

CERTIFICATE A

I certify that:

1. On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner* of any part of the land to which the application relates.
2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed Date

*On behalf of

CERTIFICATE B

(If completing this Certificate you must complete the notice below and serve that notice on all owners*)

I certify that:

1. *I have ~~NOT~~ given the required notice to everyone else who, on the day 21 days before the date of the accompanying application, was an owner* of any part of the land to which the application relates.

Owner's name SEE ATTACHED LIST

Address at which notice was served SEE ATTACHED LIST

Date on which notice was served 23 JUNE 2003

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

Signed Date 23 JUNE 2003

*On behalf of THE ROYAL NATIONAL ROSE SOCIETY & THE BUTTERFLY WORLD TRUST

Please photocopy this notice and complete and send it to the owner(s) of the application site

NOTICE OF APPLICATION FOR PLANNING PERMISSION UNDER THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995 ARTICLE 6

Proposed development at (insert address or location of the proposed development) THE GARDENS OF THE ROSE,
CHISWELL GREEN, ST ALBANS, HERTFORDSHIRE

I give notice that (insert the applicant's name) THE ROYAL NATIONAL ROSE SOCIETY & THE BUTTERFLY WORLD
TRUST

is applying for planning permission to (insert name of Council) ST ALBANS CITY & DISTRICT COUNCIL

to (insert description of the proposed development) ERECTION OF BUILDING FOR THE EXHIBITION OF
BUTTERFLIES AND ASSOCIATED PLANTS WITH RELATED HORTICULTURAL TRAINING AND
RESEARCH COMPLEX, VISITOR CENTRE, CAFETERIA, COACH/CAR PARKING & ACCESS DRIVE

Any owner* of the land who wishes to make representations about this application should write to the Council by (insert the date 21 days
after the date of service of this notice) 14 JULY 2003

Signed Date 23 JUNE 2003

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

* **Owner** means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Only the SOLE owner may complete Certificate A. If you are a leasehold owner you must always complete Certificate B and serve notice on the freehold owner. If you are a freehold owner with tenants whose unexpired lease is not less than 7 years you must serve notice on those tenants.

If you are unable to complete either Certificate A or Certificate B, please seek advice from the Council to which the application is being made.

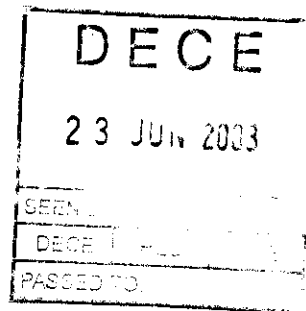
Town and Country Planning Act 1990

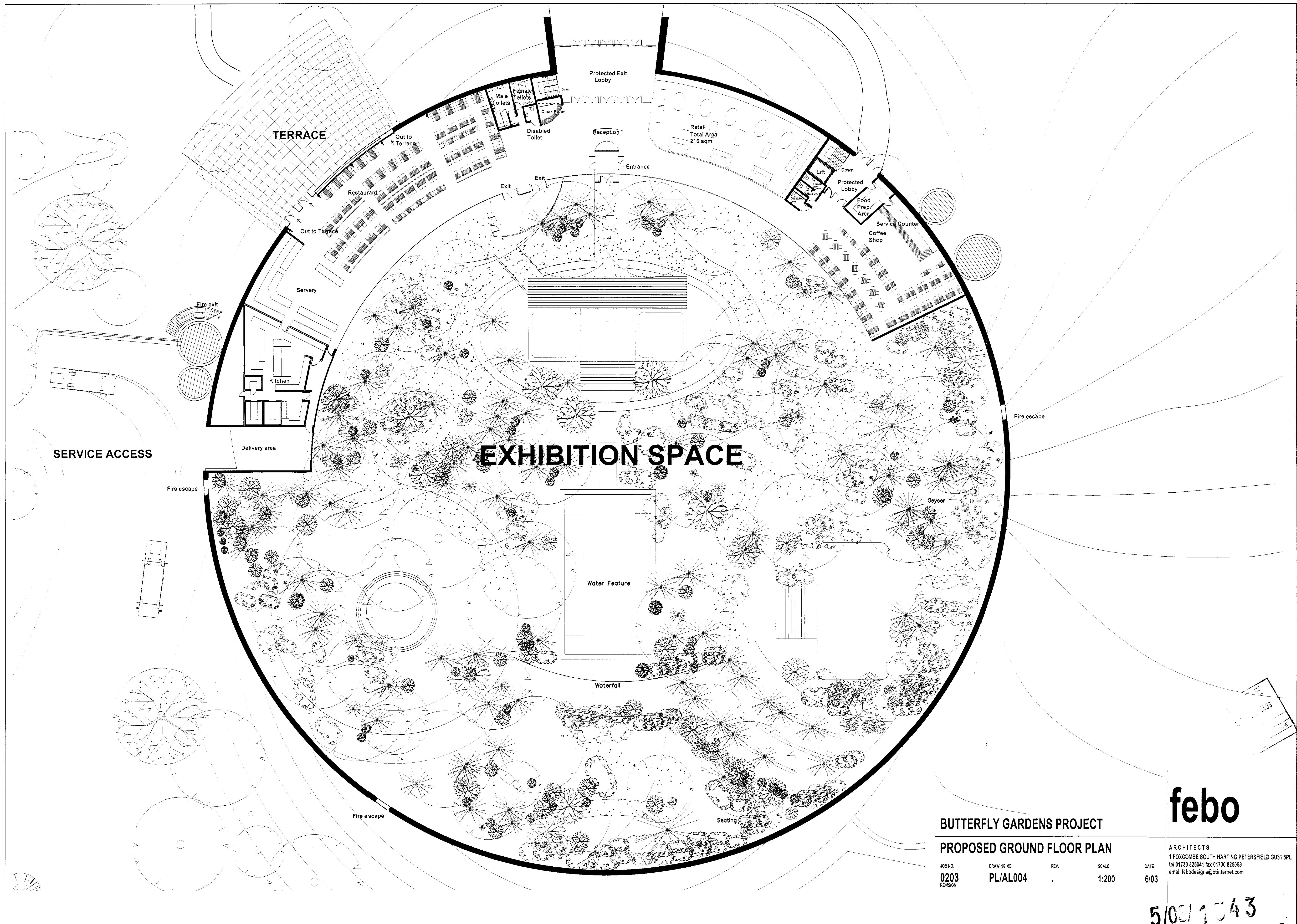
Schedule of those notified under Certificate B

Property Department
Hotel Portfolio II (UK) Limited
Albermarle House
1 Albermarle Street
London
W1X 3HF

5/03/ 1343

Asset Management/Property Department
Hertfordshire County Council
County Hall
Pegs Lane
Hertfordshire
SG13 8DE





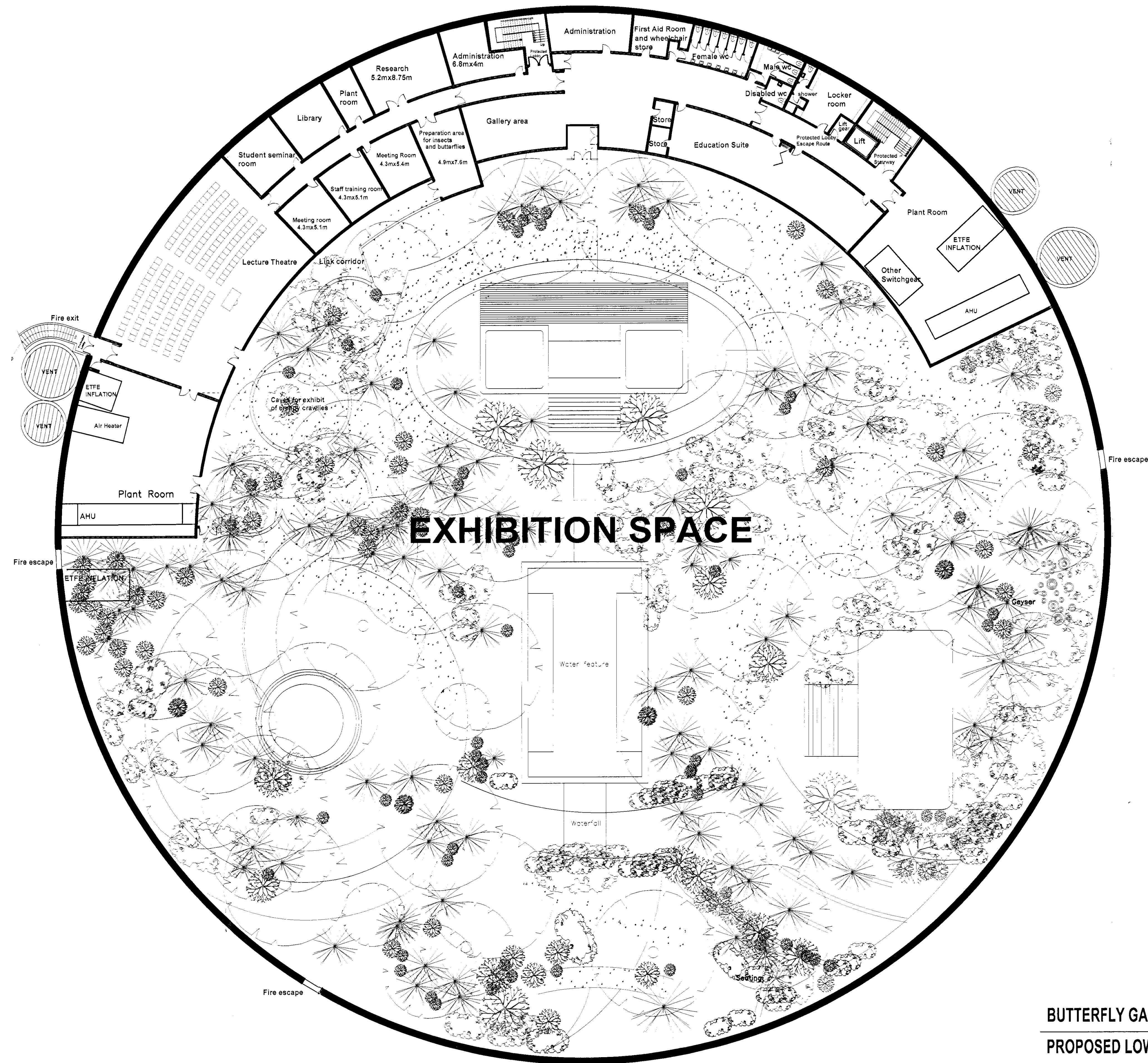
BUTTERFLY GARDENS PROJECT
PROPOSED GROUND FLOOR PLAN

JOB NO. 0203
 REVISION
 DRAWING NO. PL/AL004
 REV. .
 SCALE 1:200
 DATE 6/03

febo

ARCHITECTS
 1 FOXCOMBE SOUTH HARTING PETERSFIELD GU31 5PL
 tel 01730 825041 fax 01730 825053
 email febodesigns@btinternet.com

5/03/1543



RECEIVED
23 JUN 2003
HPE

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BUTTERFLY GARDENS PROJECT
PROPOSED LOWER FLOOR PLAN

| | | | | |
|-----------------|-------------------------|------|----------------|--------------|
| JOB NO. 0203 | DRAWING NO. PL/AL005 | REV. | SCALE 1:200 | DATE 6/03 |
| REVISION | | | | |

5/03/1343

ARCHITECTS
1 FOXCOMBE SOUTH HARTING PETERSFIELD GU31 5PL
tel 01730 825041 fax 01730 825053
email febo@btinternet.com

BM 101.46m

103.2m

103.8m

105m

045

044

043

042

124

125

126

127

128

129

5130.00m

The Gardens Of The Rose

Bone Hill

EMERGENCY VEHICLE ACCESS ONLY

CYCLE & FOOTPATH ACCESS

Disabled parking for Gardens of the Rose

DISABLED SPACES

CAR PARK

Entrance link thro to Gardens of the Rose

COACH PARK

BICYCLE PARKING

MEETING POINT

ENTRANCE BOOTH

Picnic area

ENTRANCE PROMENADE

GAS METER

Pond

TERRACE

SERVICE ACCESS

MEADOW

ACCESS ROAD

MEADOW

MEADOW

REED BED

5111343

BUTTERFLY GARDENS PROJECT

PROPOSED SITE PLAN

JOB NO. 0203
REVISION

DRAWING NO. PL/AL010

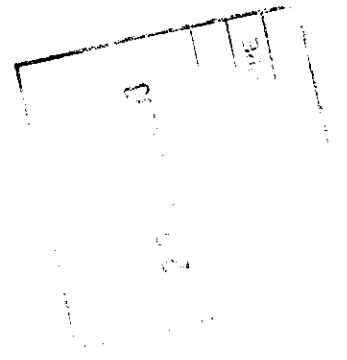
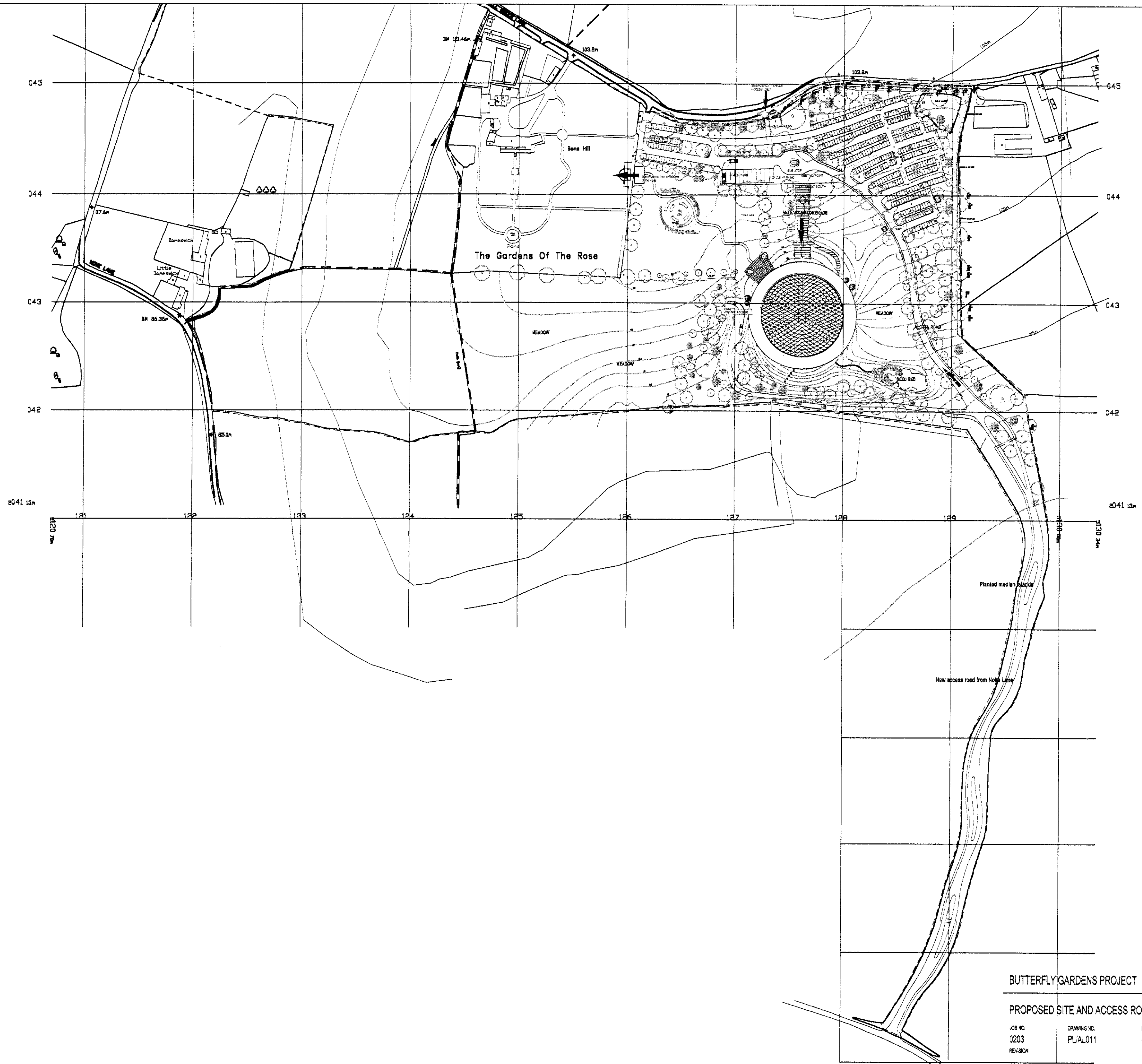
SCALE 1:1250
DATE 9/03

febo 2041 13

ARCHITECTS
1 FOXCOMBE SOUTH HARTING PETERSFIELD GU3 7PL
tel 01730 826041 fax 01730 826053
email feboesigns@btinternet.com

5111343

butterflysite3



5/03/1343

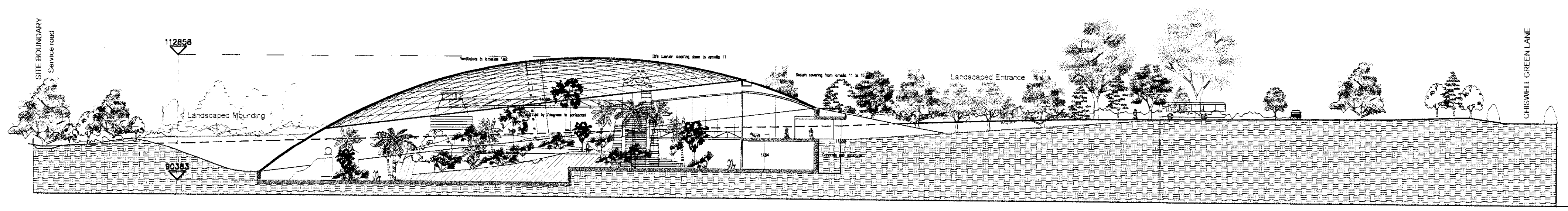
BUTTERFLY GARDENS PROJECT

PROPOSED SITE AND ACCESS ROAD

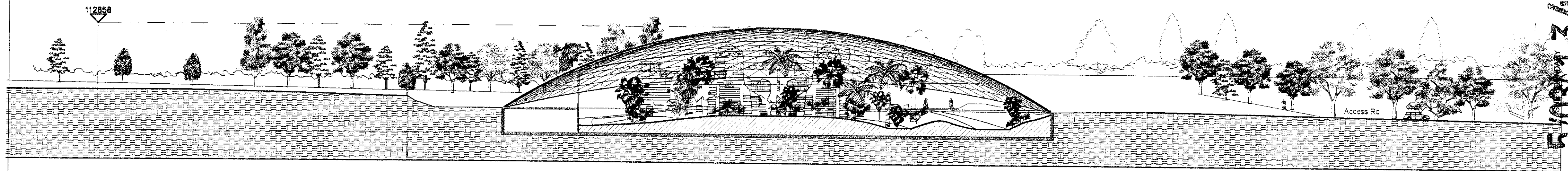
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| JOB NO. 0203 | DRAWING NO. PLJAL011 | REV. - | SCALE 1:2500 | DATE 4/03 |
| REVISION | | | | |

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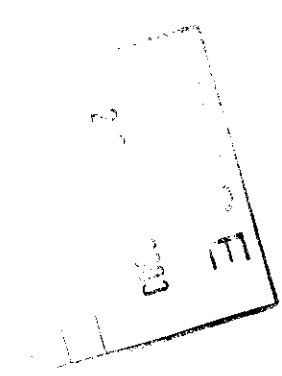
ARCHITECTS
1 FOXCOMBE SOUTH-HARTING PETERSFIELD GU31 6PL
tel 01730 825041 fax 01730 825053
email feboesigns@btinternet.com



PROPOSED SITE SECTION-EASTING 12750



PROPOSED SITE SECTION-NORTHING 20430



BUTTERFLY GARDENS PROJECT

CROSS SECTIONS

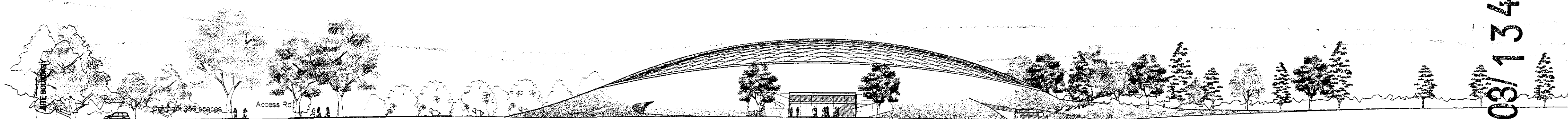
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| 0203 | PL/AL/01013 | - | 1:500 | 04/03 |
| REVISION | | | | |

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 1 FOXCOMBE SOUTH HARTING PETERSFIELD GU3 5PL
 tel 01730 825041 fax 01730 825053
 email febo@febo.com



PROPOSED EAST ELEVATION



PROPOSED NORTHERN ELEVATION

W
C
E
25

5/08/1343

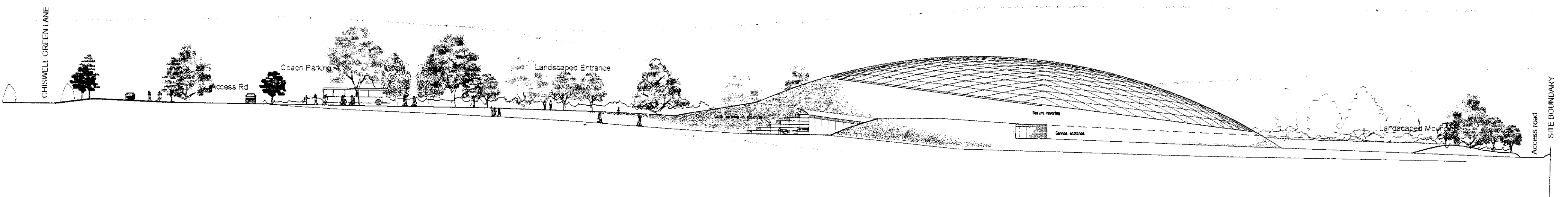
BUTTERFLY GARDENS PROJECT

PROPOSED NORTH & EAST ELEVATIONS

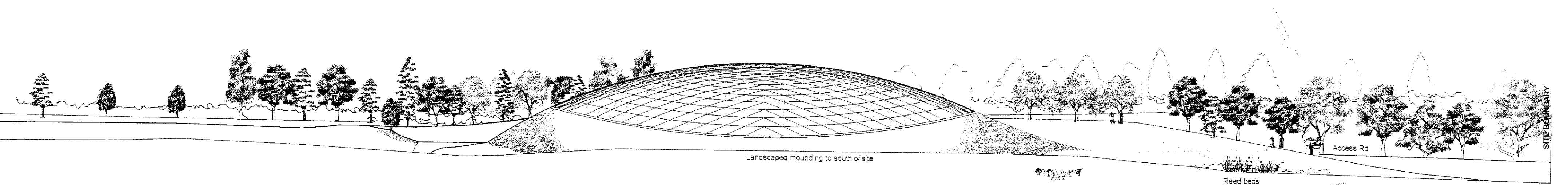
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| 0203 | PL/AL/DJ016 | - | 1:500 | 4/03 |
| REVISION | | | | |

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ARCHITECTS
1 FOXCOMBE SOUTH-HARTING PETERSFIELD GU31 5PL
tel 01730 825041 fax 01730 825053
email feboesigns@btinternet.com



PROPOSED WESTERN ELEVATION



PROPOSED SOUTHERN ELEVATION

5/03/1343

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 - 1 JUL 2003
 PLANNING

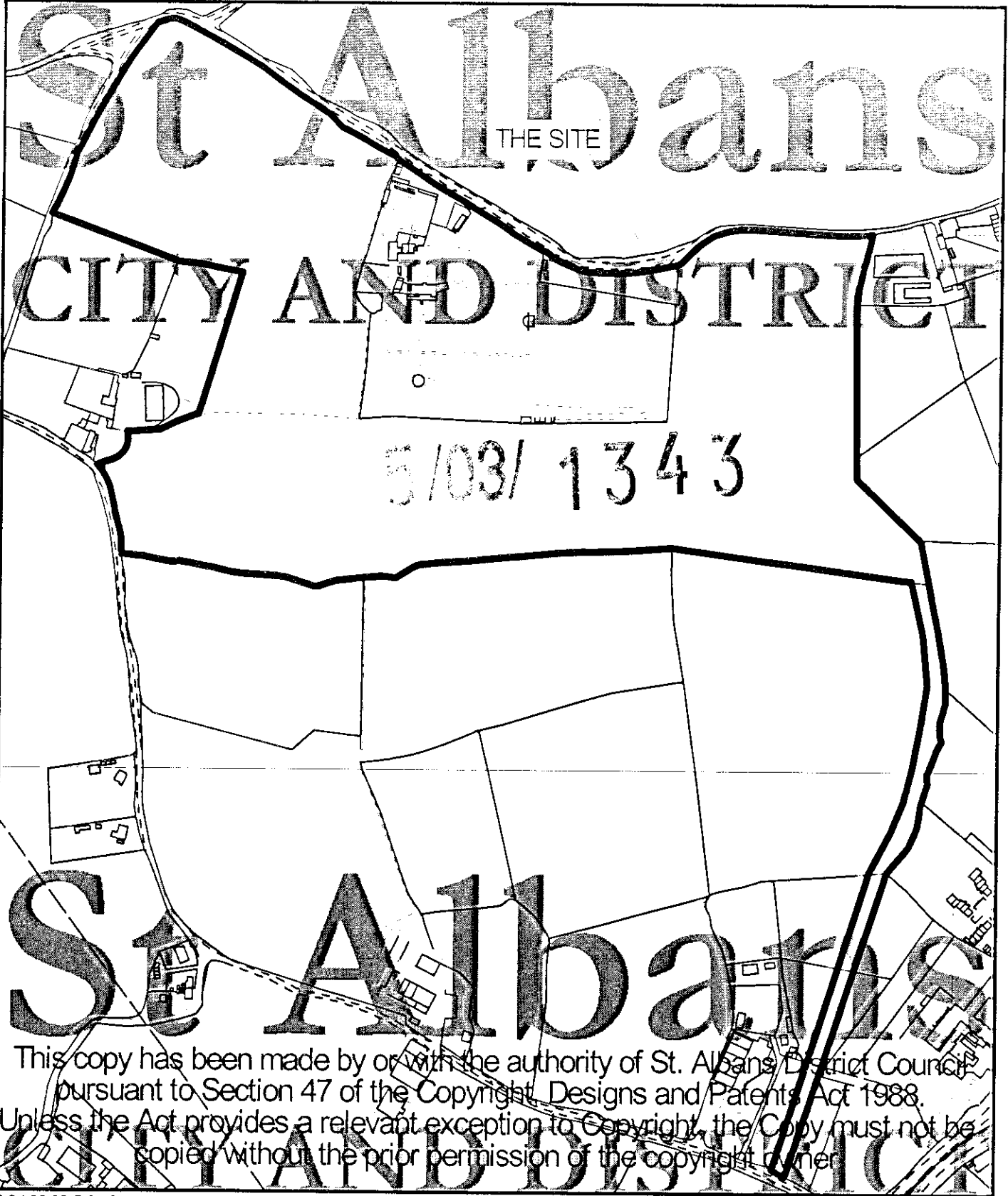
BUTTERFLY GARDENS PROJECT

PROPOSED SOUTH & WEST ELEVATIONS

| JOB NO. | DRAWING NO. | REV. | SCALE | DATE |
|----------|-------------|------|-------|------|
| 0203 | PL/AL(0)017 | . | 1:500 | 4/03 |
| REVISION | | | | |

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ARCHITECTS
 1 FOXCOMBE SOUTH HARTING PETERSFIELD GU3 5PL
 tel 01730 925041 fax 01730 925053
 email feboesigns@btinternet.com



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020406030002040603200 Meters



| | | |
|---|---------------|--------|
| Gardens of the Rose, Chiswell Green Lane, St Albans | | Notes: |
| SCALE: 1:1250 | DRAWN BY: JCM | |
| REF: | | |
|  St Albans CITY AND DISTRICT | | |

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