

TOWN AND COUNTRY PLANNING ACT 1990

AGENT

Chrysalis Architects
Lavant House
39 Lavant Street
Petersfield
Hampshire
GU32 3EL

APPLICANT

Butterfly World Project Limited
Stratford Upon Avon Butterfly Farm Swans Nest
Lane
Stratford Upon Avon
Warwickshire
CV37 7LS

PLANNING PERMISSION

Erection of twelve temporary buildings to provide catering and retail facilities and butterfly exhibition

Butterfly World Chiswell Green Lane St Albans Hertfordshire

In the pursuance of their powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **permit** the development proposed by you in your application dated 18/12/2008 and received with sufficient particulars on 19/01/2009 and shown on the attached plan(s) subject to the following conditions and reasons:-

Condition

1. This permission shall be for a limited period expiring 3 years after the date of this notice. On or before that date the use hereby permitted shall be discontinued and the building and works carried out under this permission shall be removed and the land cleared to the satisfaction of the District Planning Authority.

Reason

1. The proposed form of development is not appropriate for a permanent permission.

Condition

2. The buildings which are the subject of this permission shall be constructed of the materials indicated on the application form, supporting plans and Design and access statement

Reason

2. To comply with Policies 1 and 69 of the St Albans District Local Plan Review 1994

Condition

3. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include (a) proposed finished levels and contours; (b) means of enclosure; (c) car parking layouts; (d) other vehicles and pedestrian access and circulation areas; (e) hard surfacing materials; (f) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc); (g) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines manholes, supports etc.); (h) retained historic landscape features and proposals for restoration where relevant; (l) existing trees to be retained; (j) existing hedgerows to be retained.

Reason

3. To ensure satisfactory landscape treatment of the site in the interests of visual amenity. To comply with Policy 74 of the St. Albans District Local Plan Review 1994.

Condition

4. Soft landscape works required to be submitted under Condition 3 shall include planting plans; written specifications (including cultivation and other operations associated with the plant and grass establishments); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; an implementation programme should be submitted.

Reason

4. To ensure satisfactory landscape treatment of the site in the interests of visual amenity. To comply with Policy 74 of the St. Albans District Local Plan Review 1994.

Condition

5. The use and buildings hereby permitted shall not be open to the public and customers outside the following times: 08.00 hours and 23.00 hours Mondays to Saturdays and 0900 hours and 22.30 hours on Sundays and public holidays. Any people remaining on the premises after that time shall leave the premises no later than 23.30 hours Monday to Saturday and 23.00 hours on Sundays and public holidays.

Reason

5. To comply with Policy 69 of the St Albans District Local Plan Review 1994

Condition

6. Sales of food and drink shall only take place between 0900 hours and 23.00 hours on any day

Reason

6. To comply with Policy 69 of the St Albans District Local Plan Review 1994

Condition

7. The temporary buildings hereby permitted shall be used only for purposes directly related to the use of the site for horticulture, horticultural training; butterfly keeping, research and exhibition and display; and for visits by the public to Butterfly World and The Rose Garden and shall be used for no other purpose without the prior approval in writing of the Local Planning Authority.

Reason

7. To comply with Policies 1 and 69 of the St Albans District Local Plan Review 1994

Condition

8. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason

8. To establish the possible re-use of collected roof and/or clean water and for the protection of the surface and groundwater environment.

Justification for the grant of planning permission

The proposed temporary buildings are acceptable in the Green Belt during the construction phase of the main development and there are very special circumstances to justify them in the Green Belt. The proposal complies with Policies 1 (Metropolitan Green Belt), 69 (General Design and Layout) and 74 (Landscaping and Tree Preservation) of the St Albans District Local Plan Review 1994.

Signed

A handwritten signature in black ink, appearing to read 'John Young', written over a horizontal line.

John Young
Interim Head of Planning & Building Control

Dated 06/03/2009

SEE ATTACHED SHEET FOR NOTES

This determination was based on the following drawings and information: Site location plan, design and access statement and drawing nos. 116, 115, 114, 106, 104, 103, 102, 100, 105, 891-01D, A/A[T] 200, 202, 203, 205, 201, 204, 206, AA 2 634 and AA[P]LOC 01 received 23/12/2008.

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: BUTTERFLY WORLD

Address 1: CHISWELL GREEN LANE

Address 2: CHISWELL GREEN

Address 3:

Town: ST ALBANS

County: HERTFORDSHIRE

Postcode (optional): AL2 3NS

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

Easting: Northing:

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: A. Moorhouse

Reference: APPLICATION 05/03/1343

Date (DD/MM/YYYY): 25/06/2008
(must be pre-application submission)

Details of pre-application advice received?
TEMPORARY BUILDINGS ANCILLARY TO MAJOR DEVELOPMENT APPROVED UNDER APPLICATION 05/03/1343 AND REQUIRE SEPARATE TEMPORARY APPROVAL

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)

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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:

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

If Yes, please provide details:

8. Neighbour and Community Consultation

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

If Yes, please provide details:

9. Council Employee / Member

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

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		Portacabins - Timber Tented Structures - Polycarbonate Butterfly Enclosure - ETFE	<input type="checkbox"/>	<input type="checkbox"/>	See attached Schedule
Roof		Portacabins - Timber Tented Structures - Fabric Butterfly Enclosure - ETFE	<input type="checkbox"/>	<input type="checkbox"/>	
Windows		Portacabins - Aluminium Tented Structures - Polycarbonate Butterfly Enclosure - ETFE	<input type="checkbox"/>	<input type="checkbox"/>	
Doors		Portacabins - Timber Tented Structures - Polycarbonate Butterfly Enclosure - ETFE	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)		N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing		N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting		N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)		N/A	<input type="checkbox"/>	<input type="checkbox"/>	

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:

See attached Schedule

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11. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	405	405	None
Light goods vehicles/ public carrier vehicles	None	None	None
Motorcycles	None	None	None
Disability spaces	52	52	None
Cycle spaces	32	32	None
Other (e.g. Bus)	12	12	None
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
 Septic tank Other
 Package treatment plant

Are you proposing to connect to the existing drainage system? Yes No

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

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 a 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 Existing watercourse
 Soakaway Pond/lake
 Main sewer

14. 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?

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:

Is the site currently vacant? Yes No

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

GROUNDS TO THE GARDENS OF THE ROSE

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

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

If you have answered 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

FOOD WASTE REMOVED DAILY AS REQUIRED

18. 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

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a + b + c + d + e + f + g) =							A

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a + b + c + d + e + f + g) =							B

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a + b + c + d + e + f + g) =							C

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a + b + c + d + e + f + g) =							D

Total proposed residential units (A + B + C + D) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a + b + c + d + e + f + g) =							E

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a + b + c + d + e + f + g) =							F

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a + b + c + d + e + f + g) =							G

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a + b + c + d + e + f + g) =							H

Total existing residential units (E + F + G + H) =

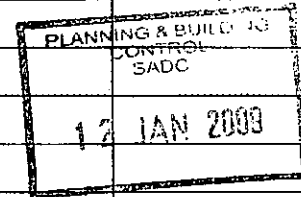
TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

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

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input checked="" type="checkbox"/>				
Shops	<input checked="" type="checkbox"/>				
Net tradable area:	<input checked="" type="checkbox"/>				
A2	<input checked="" type="checkbox"/>				
Financial and professional services	<input checked="" type="checkbox"/>				
A3	<input checked="" type="checkbox"/>				
Restaurants and cafes	<input checked="" type="checkbox"/>				
A4	<input checked="" type="checkbox"/>				
Drinking establishments	<input checked="" type="checkbox"/>				
A5	<input checked="" type="checkbox"/>				
Hot food takeaways	<input checked="" type="checkbox"/>				
B1 (a)	<input checked="" type="checkbox"/>				
Office (other than A2)	<input checked="" type="checkbox"/>				
B1 (b)	<input checked="" type="checkbox"/>				
Research and development	<input checked="" type="checkbox"/>				
B1 (c)	<input checked="" type="checkbox"/>				
Light industrial	<input checked="" type="checkbox"/>				
B2	<input checked="" type="checkbox"/>				
General industrial	<input checked="" type="checkbox"/>				
B8	<input checked="" type="checkbox"/>				
Storage or distribution	<input checked="" type="checkbox"/>				
C1	<input checked="" type="checkbox"/>				
Hotels and halls of residence	<input checked="" type="checkbox"/>				
C2	<input checked="" type="checkbox"/>				
Residential institutions	<input checked="" type="checkbox"/>				
D1	<input checked="" type="checkbox"/>				
Non-residential institutions	<input checked="" type="checkbox"/>				
D2	<input checked="" type="checkbox"/>				
Assembly and leisure	<input checked="" type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please specify	<input type="checkbox"/>				
Butterfly & Plant Display	<input type="checkbox"/>	NONE	NONE	943.5	943.5
Total		NONE	NONE	943.5	943.5



In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	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="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				<input checked="" type="checkbox"/>
Proposed employees				<input checked="" type="checkbox"/>

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

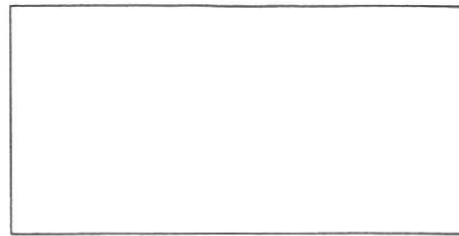
Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
Butterfly & Plant Display	8.00 - 23.00	8.00 - 23.00	9.00 - 22.30	

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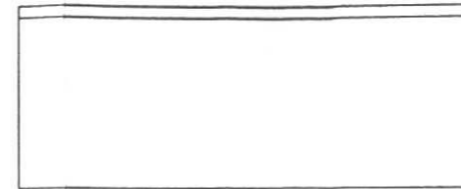
22. Site Area

Please state the site area in hectares (ha)

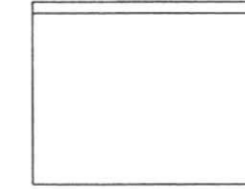
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ROOF PLAN



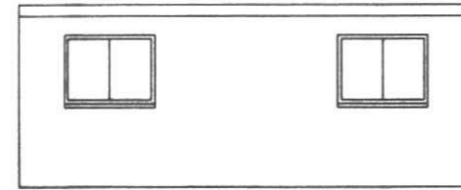
EAST ELEVATION



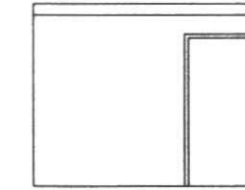
NORTH ELEVATION



GROUND FLOOR PLAN



WEST ELEVATION



SOUTH ELEVATION

TEMPORARY MANAGEMENT OFFICE

Walls: 100mm Insulated metal cladding on steel frame
Roof structure: Metal Cladding on steel Frame
Roof finish: Metal Cladding



SCALE



METRES

TEMPORARY
MANAGEMENT OFFICE

Scale 1:100

A/A [T] 200

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:

Is the proposal a waste management development? Yes No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	5 / 08 / 2878
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

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

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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

5
08/2878

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE


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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:



Date (DD/MM/YYYY):

18/12/2008

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:

Name of Tenant	Address	Date Notice Served
	5 / 08 / 28 7 8	

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your 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.

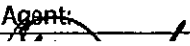
- | | | |
|--|---|---|
| <p>3 copies of a completed and dated application form: <input type="checkbox"/></p> <p>3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: <input type="checkbox"/></p> <p>3 copies of other plans and drawings or information necessary to describe the subject of the application: <input type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p>The correct fee: <input type="checkbox"/></p> <p>3 copies of a design and access statement: <input type="checkbox"/></p> <p>3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input type="checkbox"/></p> <p>3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): <input type="checkbox"/></p> |
|--|---|---|

27. Declaration

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

Signed - Applicant:

Or signed - Agent:



Date (DD/MM/YYYY):

18/12/08

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):
 rdarch@globalnet.co.uk

30. 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)* Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

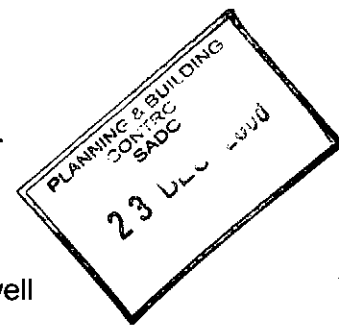
Contact name:

Telephone number:

Email address:

5 / 08 / 2878

BUTTERFLY WORLD, CHISWELL GREEN, ST ALBANS
TEMPORARY BUILDINGS DESIGN AND ACCESS STATEMENT



Context

The site is located between Chiswell Green Lane and Noke Lane in Chiswell Green, St. Albans.

The whole of the site area is within the Green Belt.

Planning Permission (ref 5/03/1343) was granted on 16th February 2005 for:

'Erection of building for the exhibition of butterflies and plants in association with the Gardens of the Rose, related horticultural training and research complex, visitors centre, cafeteria, coach/car parking and access drive.'

The approval for Butterfly World has been implemented and work is in progress.

Design Statement

The project is being phased in order to provide established landscaping and planting by the time the biome is completed and ready to receive visitors.

This will also allow the gardens and landscaping to be used by the public during the summer months commencing in June 2009 when a series of competition gardens will be opened, in addition to the meadowland and landscape features, for visitors for a period of four months.

In order to satisfy the requirements of a public exhibition in the grounds of Butterfly World it will be necessary to provide facilities which will enable visitors to experience the gardens and the landscape at their leisure.

It is proposed that the facilities which will eventually be located within the biome should be replicated at a reduced scale by a series of temporary buildings providing:

- 1) Catering Facilities,
- 2) Retail Facilities,
- 3) A Butterfly Exhibition, and
- 4) Associated ancillary services.

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These temporary buildings would be in place for the four month period during which the grounds will be open; from June to the end of September.

The major buildings housing catering and retail facilities are tented structures with either polycarbonate infill to the laminated timber framing or open sided providing a link to the external landscaping.

The services sections are all basically portacabins, linked where necessary to provide suitable internal space, as in the Kitchen area, the areas include:

- a) The Kitchen,
- b) The Staff Welfare Accommodation,
- c) The Management Office,
- d) The Male Public Toilet,
- e) The Female Public Toilet, and
- f) The Accessible Toilet.

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The temporary buildings forming the Catering and Retail area are screened from the long views of the site by new screen planting to the south and south west.

The temporary Butterfly Exhibition is located at the lower end of the entrance ramp which will eventually lead to the main entrance to the biome. It is formed from greenhouse sections; a technique used to great effect by Butterfly World in many of its previous exhibitions, and is glazed in ETFE units similar to the pillows which will be utilised at a larger scale in the roof of the dome structure forming the biome.

Access Statement

Site vehicular access is exclusively from the new access road from Noke Lane; (the only exception to this being the emergency access point from Chiswell Green Lane).

The proposed temporary buildings make no alteration to the existing traffic patterns. They do, however, add a service access to the retail and catering area from the area of the coach park which is for service access outside public opening hours.

The temporary catering and retail area is accessed by pedestrian traffic only from within the gardens and meadowland adjacent to the entrance.

Inclusive Access

The catering and retail areas are on a single external level with minimal ramping provided where necessary to access the internal spaces.

The toilets incorporate ramps at maximum 1:25 gradient from the surrounding catering areas.

The Butterfly Exhibition is accessed from the main pedestrian access route and has flush thresholds to permit disabled access. The main access pathway down to the exhibition is set at a maximum gradient of 1:25 with a width of 1800mm around the greenhouse which is constructed on a flat base for ease of access to all visitors.

Crime Prevention

The site is securely fenced and will have 24 hour on site security.

Energy Efficiency

The buildings incorporate the overall energy strategy for the site, recycling water for grey water uses and using increased insulation where appropriate. These are, however, primarily service buildings and not for habitation.

December 2008

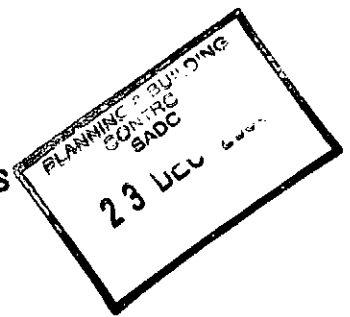
5 / 08 / 2878

BUTTERFLY WORLD, CHISWELL GREEN, ST ALBANS

TEMPORARY BUILDINGS

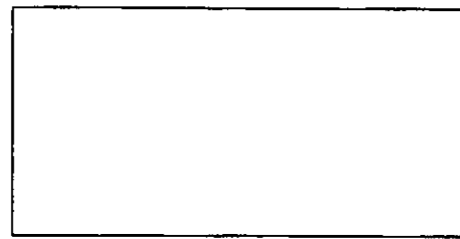
Schedule of Drawings

AA [P] LOC 01	Site Location Plan	1:1250
891-019D	Site Plan Phase 1	1:500
FEBO 100C	Temporary Catering & Retail Area	1:200
FEBO 102A	Servery	1:100/50
FEBO 103A	Seating Covered Area	1:100/50
FEBO 104A	Retail & Plant Retail Area Plans	1:100/50
FEBO 105A	Retail & Plant Retail Area Elevations	1:100/50
FEBO 106B	Butterfly Exhibition	1:100/50
AA [T] 200	The Management Office	1:100
AA [T] 201	The Staff Welfare Accommodation	1:100
AA [T] 202	The Female Public Toilet	1:100
AA [T] 203	The Male Public Toilet	1:100
AA [T] 204	The Accessible Toilet	1:100
AA [T] 205	The Kitchen	1:100

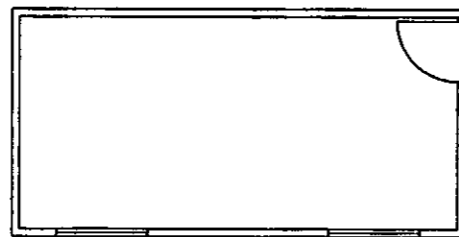


5 / 08 / 287 8

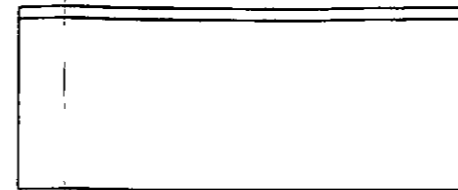
5 / 08 / 287 8



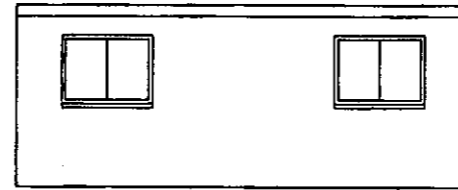
ROOF PLAN



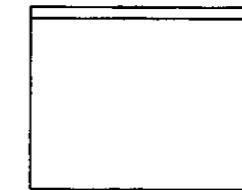
GROUND FLOOR PLAN



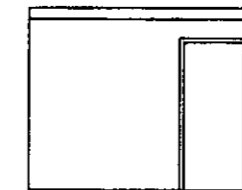
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

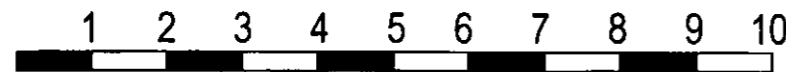


SOUTH ELEVATION

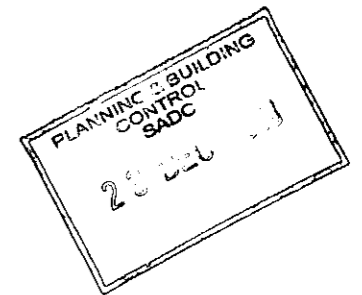
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Roof structure: Metal Cladding on steel Frame
Roof finish: Metal Cladding

SCALE



METRES

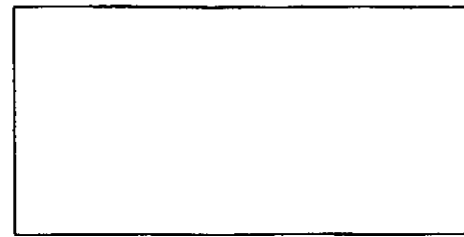


TEMPORARY
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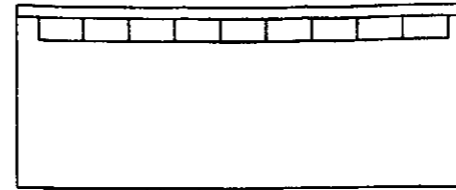
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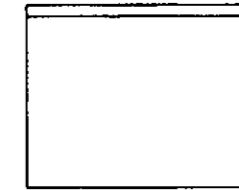
5 / 08 / 2878



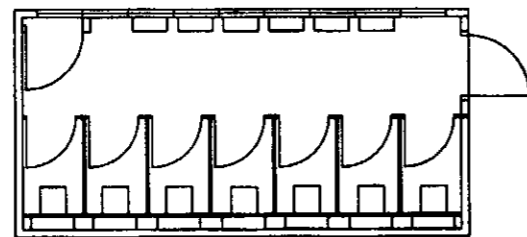
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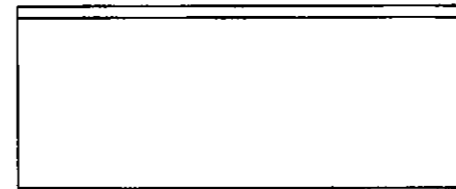
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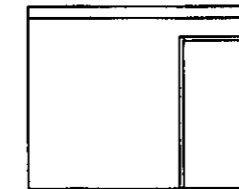
NORTH ELEVATION



GROUND FLOOR PLAN



WEST ELEVATION



SOUTH ELEVATION

TEMPORARY FEMALE PUBLIC TOILET

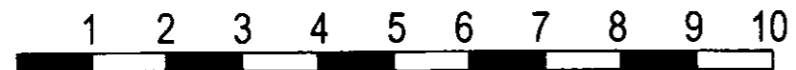
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Roof structure: Metal Cladding on steel Frame

Roof finish: Metal Cladding



SCALE



METRES

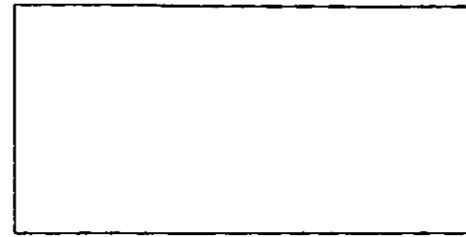
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PUBLIC TOILET

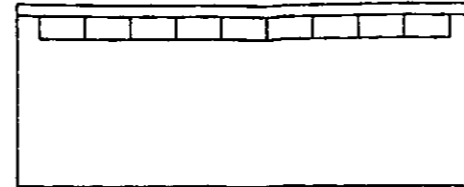
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5 / 08 / 287 8



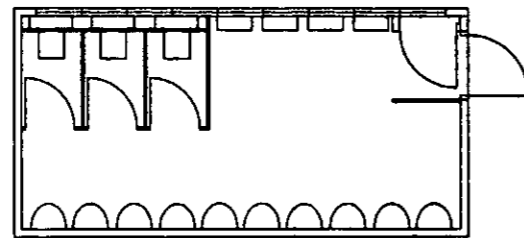
ROOF PLAN



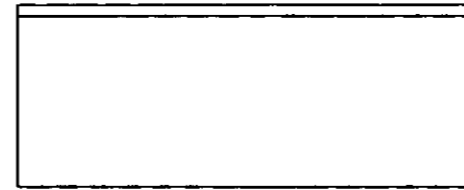
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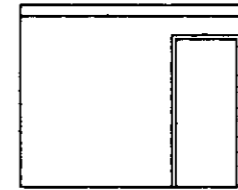
NORTH ELEVATION



GROUND FLOOR PLAN



WEST ELEVATION



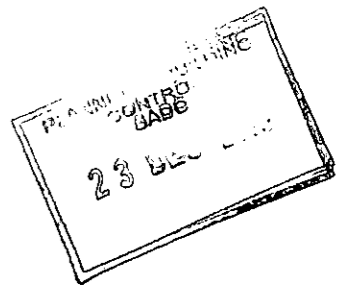
SOUTH ELEVATION

TEMPORARY MALE PUBLIC TOILET

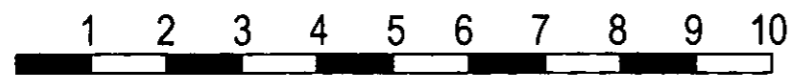
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Roof structure: Metal Cladding on steel Frame

Roof finish: Metal Cladding



SCALE

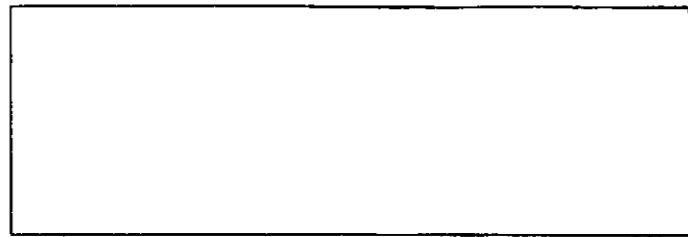


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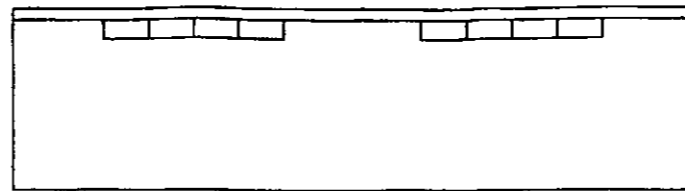
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PUBLIC TOILET

Scale 1:100

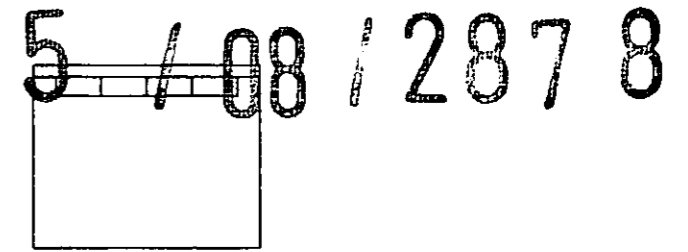
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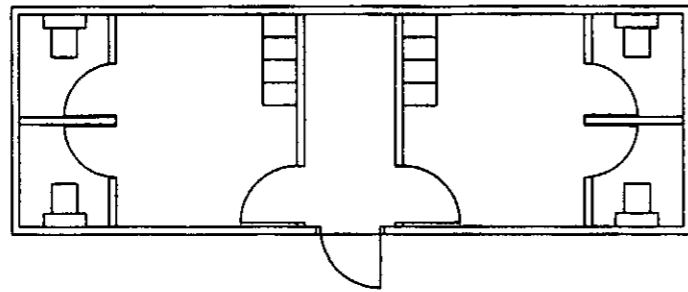
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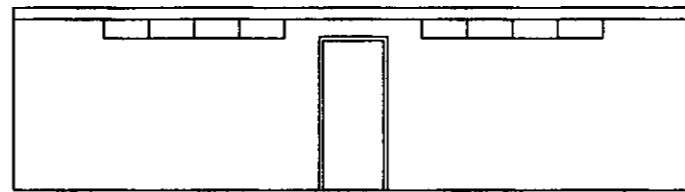
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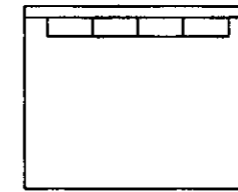
EAST ELEVATION



GROUND FLOOR PLAN



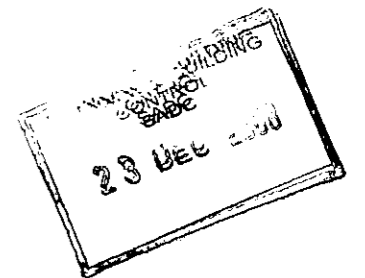
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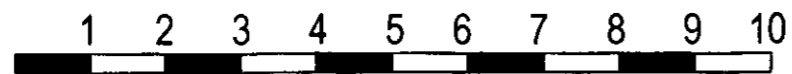
WEST ELEVATION

TEMPORARY STAFF ACCOMMODATION

Walls: 100mm Insulated metal cladding on steel frame
Roof structure: Metal Cladding on steel Frame
Roof finish: Metal Cladding



SCALE



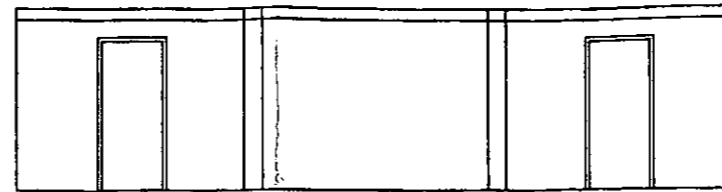
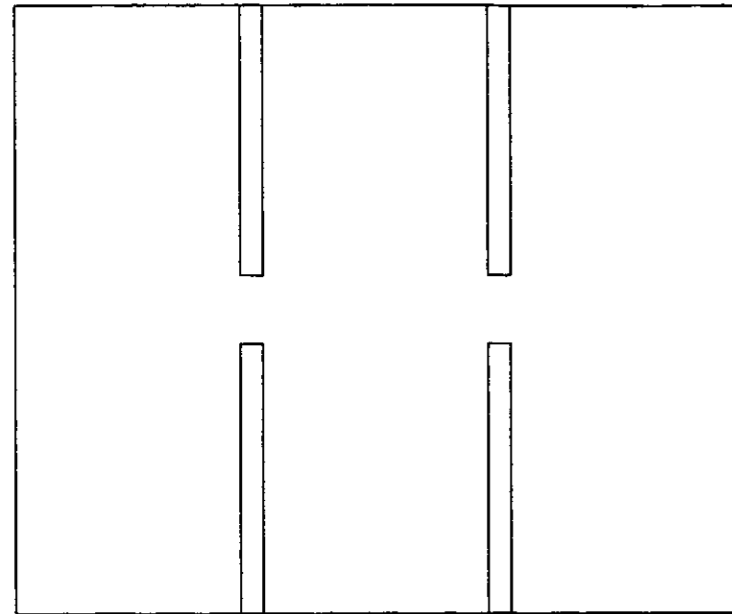
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TEMPORARY STAFF ACCOMMODATION

Scale 1:100

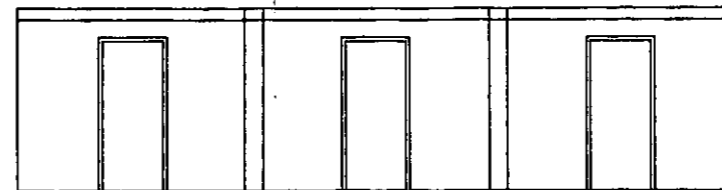
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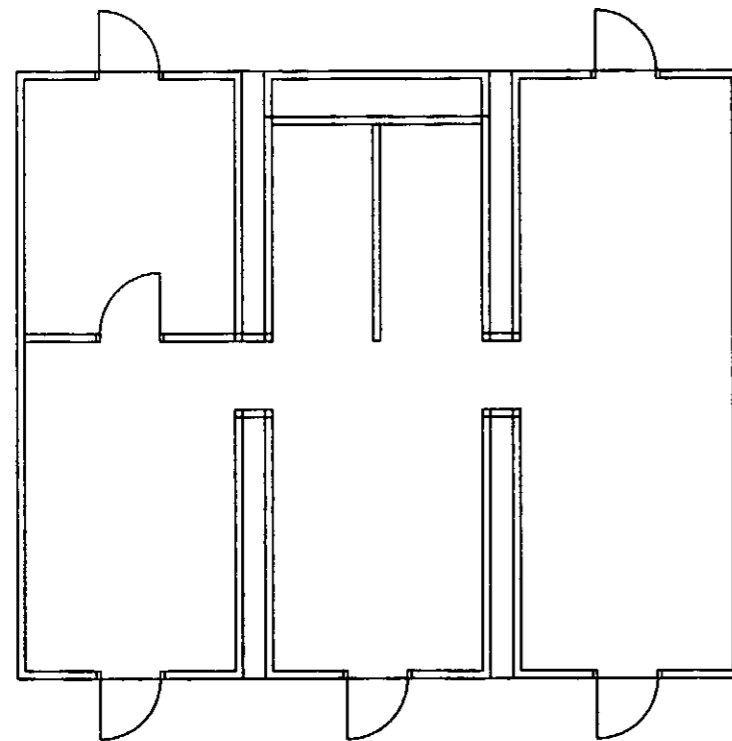
NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION

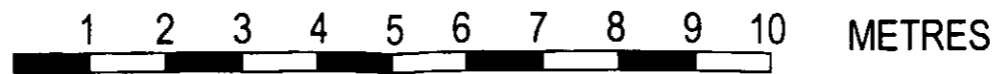


TEMPORARY KITCHEN

Walls: 100mm Insulated metal cladding on steel frame
Roof structure: Metal Cladding on steel Frame
Roof finish: Metal Cladding

28 Nov 2000

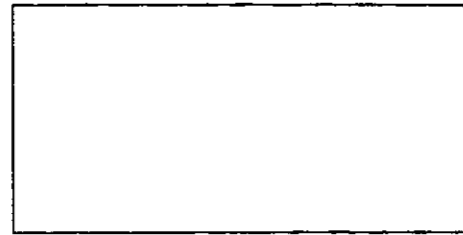
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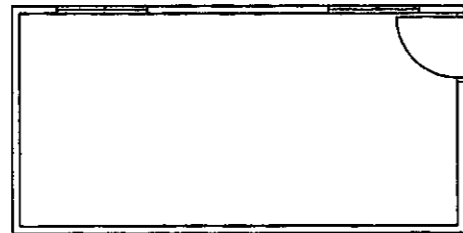
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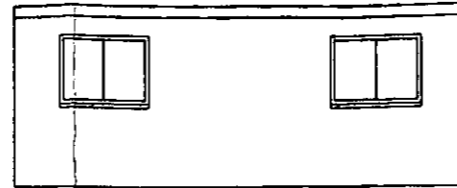
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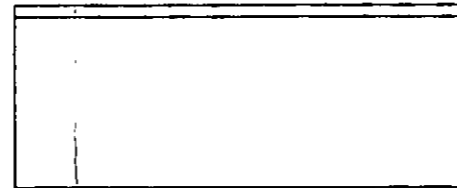
ROOF PLAN



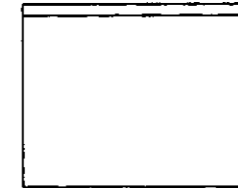
GROUND FLOOR PLAN



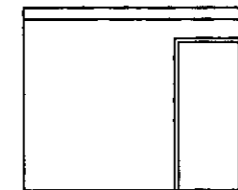
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

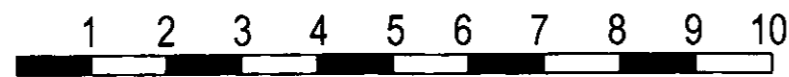


SOUTH ELEVATION

TEMPORARY MANAGEMENT OFFICE

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Roof structure: Metal Cladding on steel Frame
Roof finish: Metal Cladding

SCALE



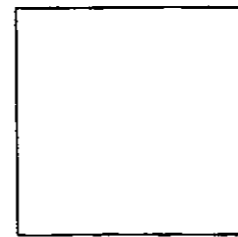
METRES

TEMPORARY RETAIL
MANAGEMENT OFFICE

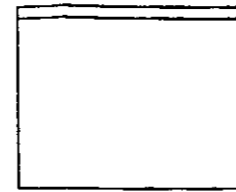
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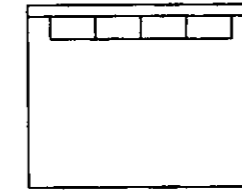
5 / 08 / 2878



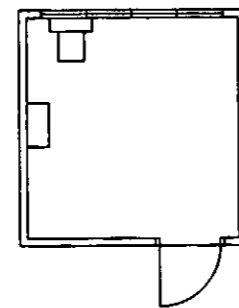
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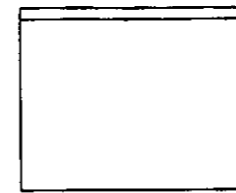
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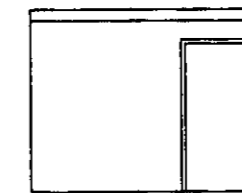
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GROUND FLOOR PLAN

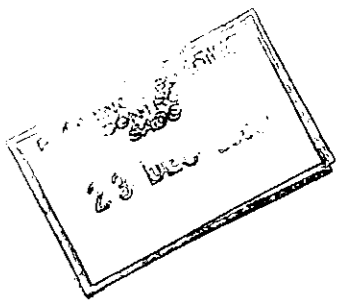


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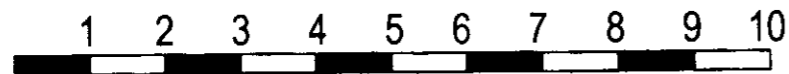


SOUTH ELEVATION

TEMPORARY ACCESSIBLE TOILET
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Roof structure: Metal Cladding on steel Frame
Roof finish: Metal Cladding



SCALE



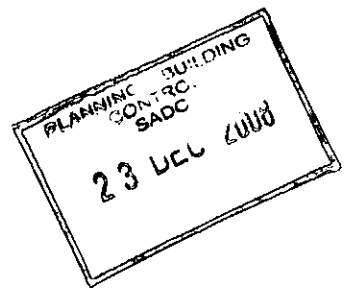
METRES

TEMPORARY
ACCESSIBLE TOILET
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A/A [T] 204

BUTTERFLY WORLD, CHISWELL GREEN, ST ALBANS

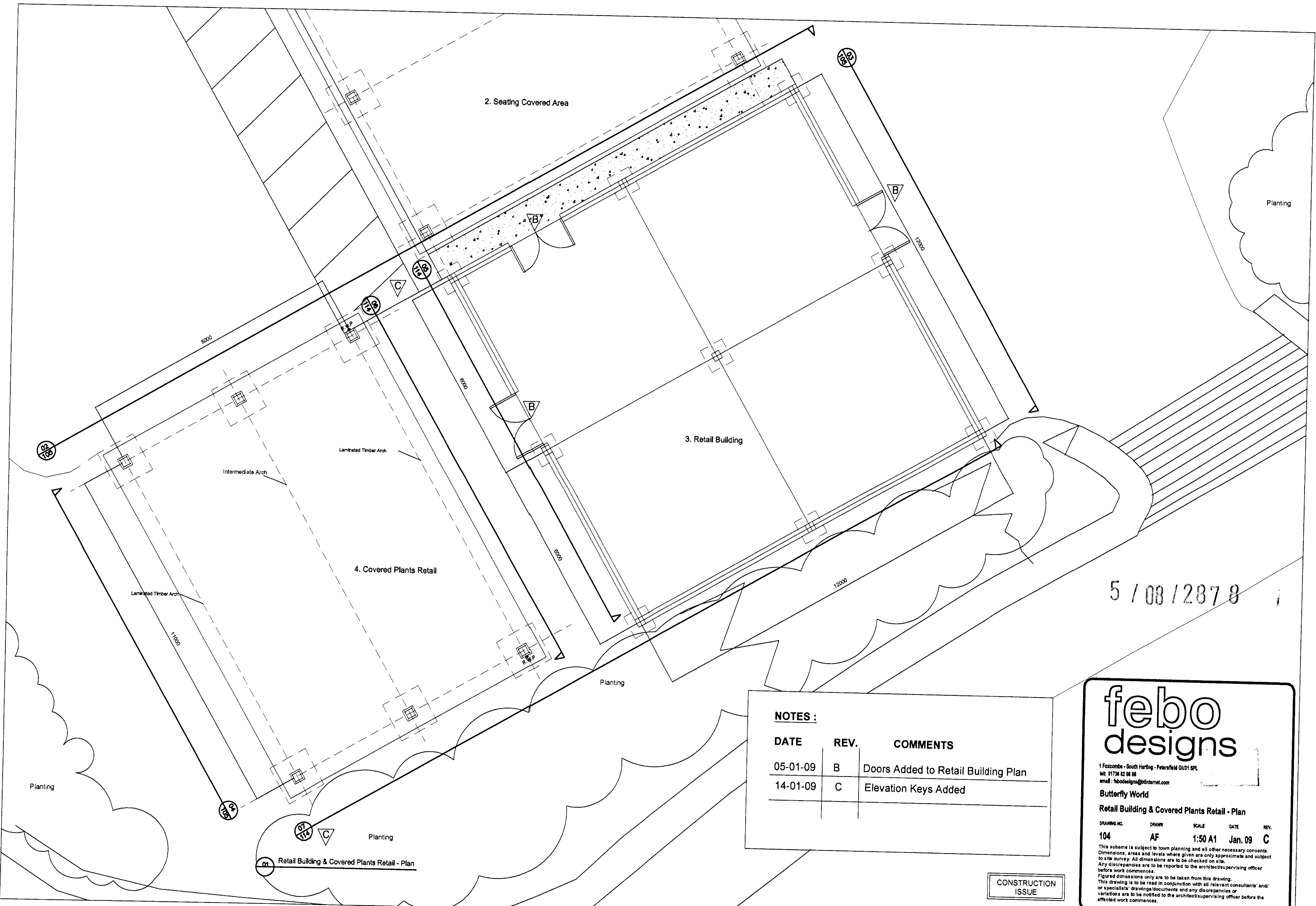
TEMPORARY BUILDINGS

Schedule of Areas



1)	Servery	12 x 12 m	144 sq m
2)	Seating Covered Area	12 x 15 m	180 sq m
3)	Retail Area	12 x 12 m	144 sq m
4)	Plant Retail Area	9 x 12 m	108 sq m
5)	Butterfly Exhibition	7.5 x 25 m	187.5 sq m
6)	The Kitchen	9 x 8 m	72 sq m
7)	The Staff Welfare Accommodation	3 x 9 m	27 sq m
8)	The Management Office	3 x 6 m	18 sq m
9)	The Male Public Toilet	3 x 6 m	18 sq m
10)	The Female Public Toilet	3 x 6 m	18 sq m
11)	The Accessible Toilet	3 x 3 m	9 sq m
TOTAL			925.5 sq m

5 / 08 / 287 8



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NOTES :

DATE	REV.	COMMENTS
05-01-09	B	Doors Added to Retail Building Plan
14-01-09	C	Elevation Keys Added

CONSTRUCTION
ISSUE

febo designs

1 Foxcombe - South Harting - Petersfield GU31 5PL
 tel: 01738 82 88 88
 email: febo@febo.com

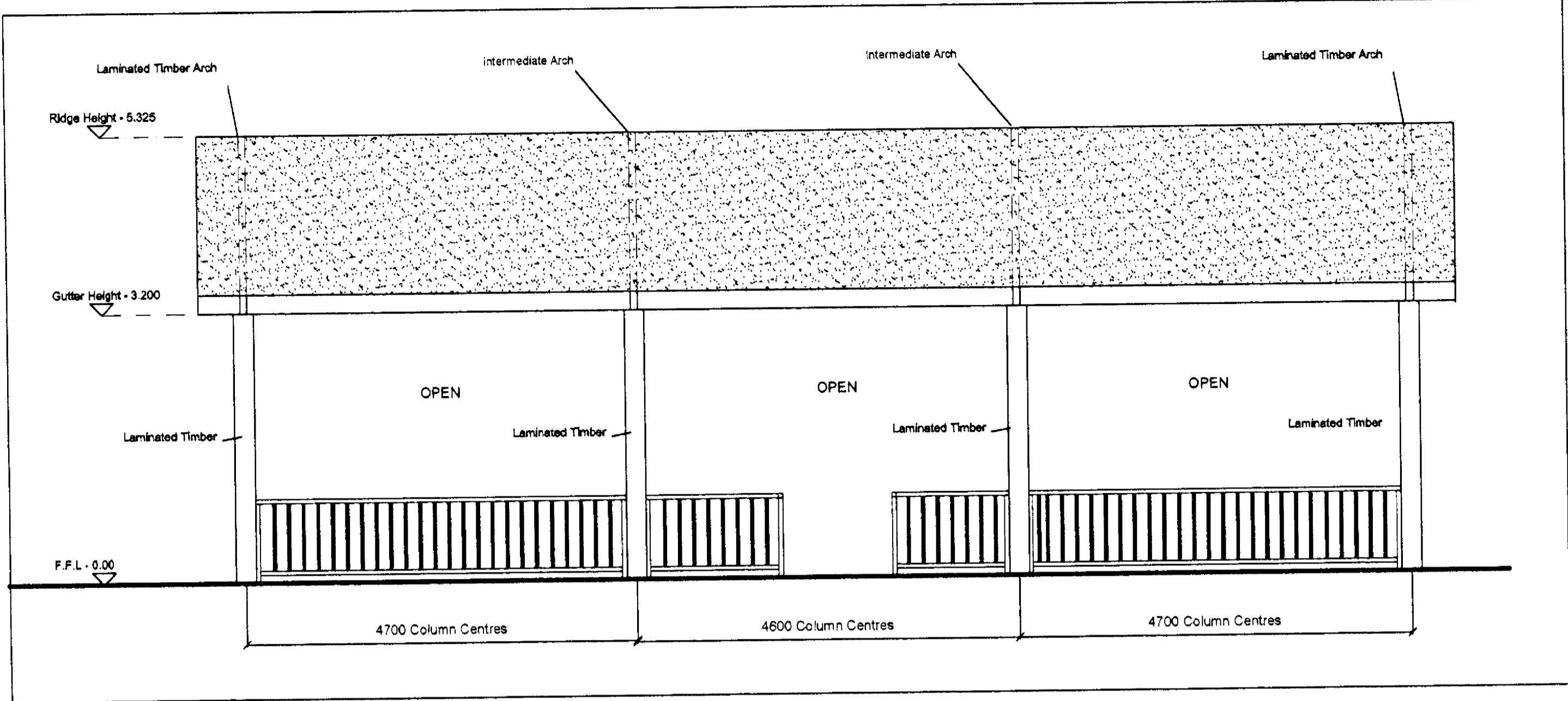
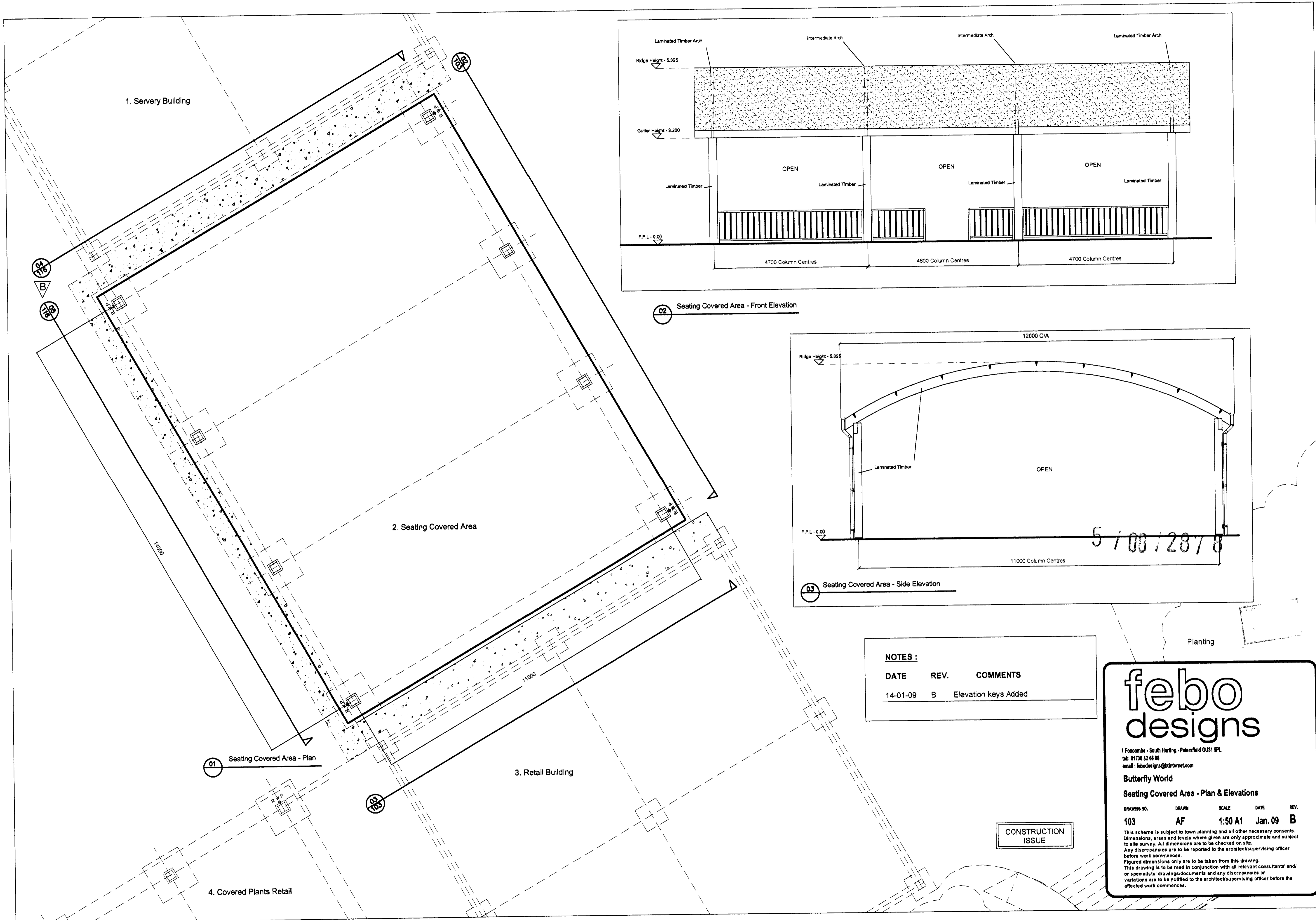
Butterfly World

Retail Building & Covered Plants Retail - Plan

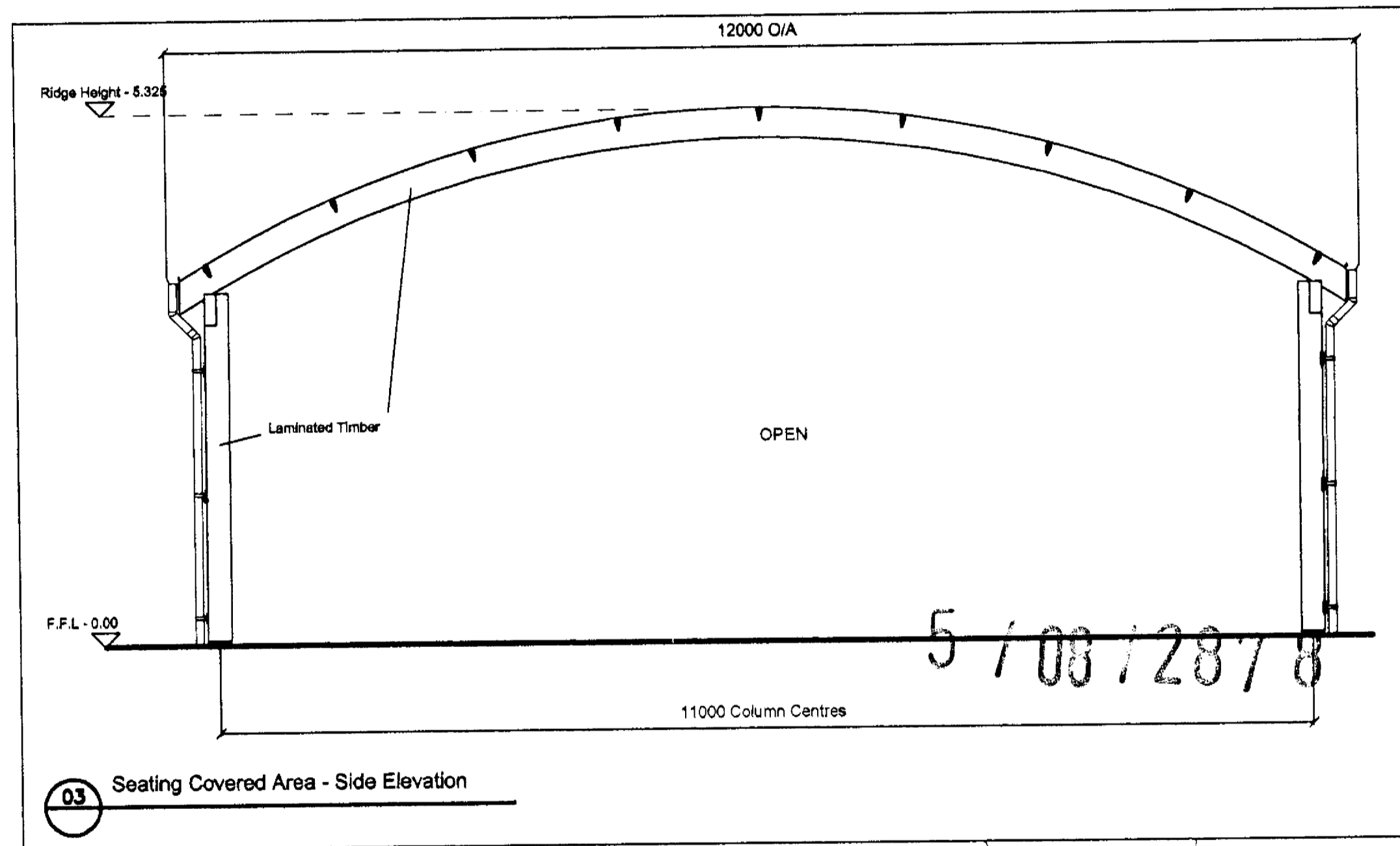
DRAWING NO.	DRAWN	SCALE	DATE	REV.
104	AF	1:50 A1	Jan. 09	C

This scheme is subject to town planning and all other necessary consents. Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies are to be reported to the architect/supervising officer before work commences. Figured dimensions only are to be taken from this drawing. This drawing is to be read in conjunction with all relevant consultants' and/or specialists' drawings/documents and any discrepancies or variations are to be notified to the architect/supervising officer before the affected work commences.

Retail Building & Covered Plants Retail - Plan



02 Seating Covered Area - Front Elevation



03 Seating Covered Area - Side Elevation

NOTES :

DATE	REV.	COMMENTS
14-01-09	B	Elevation keys Added

CONSTRUCTION
ISSUE

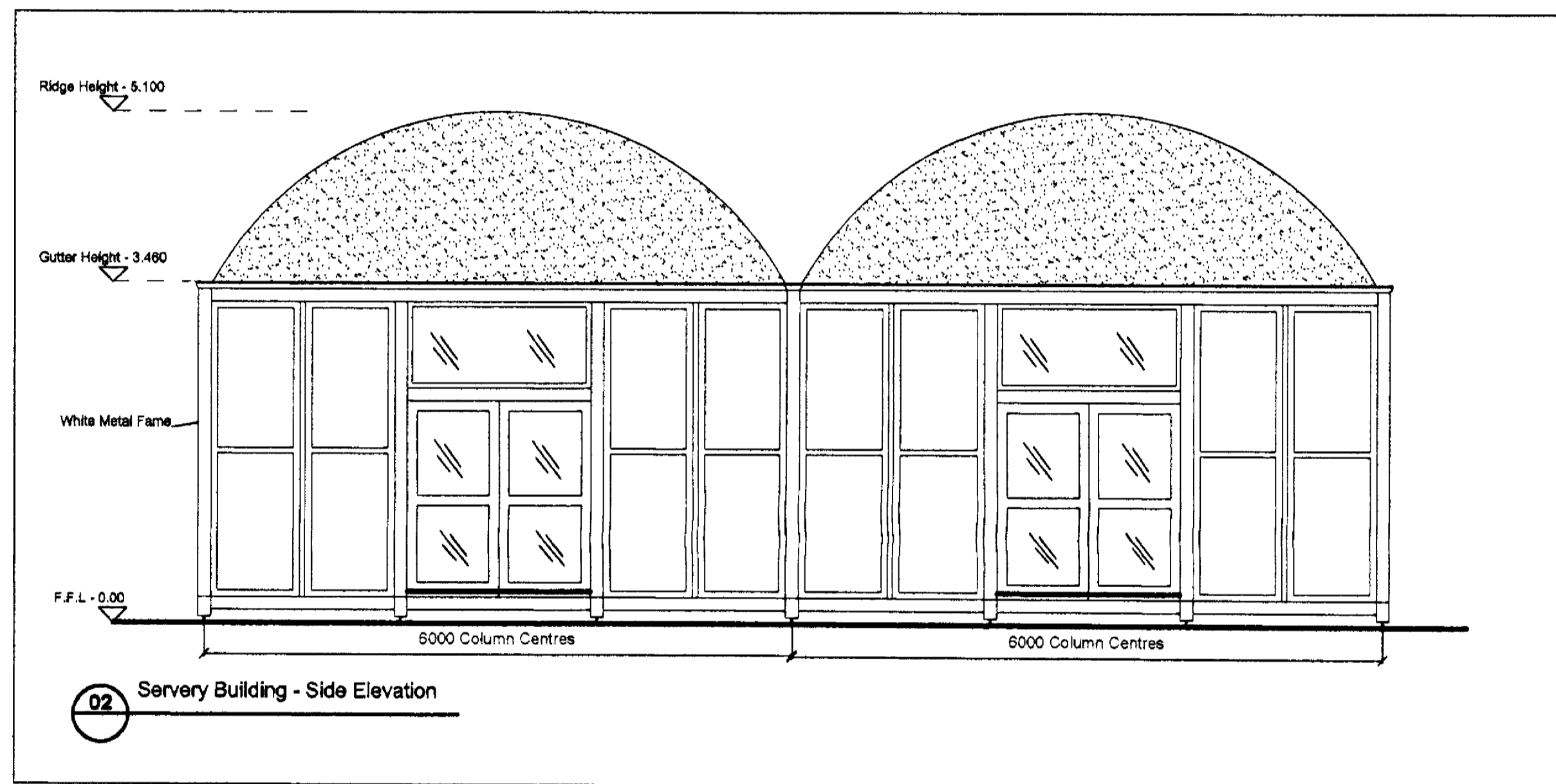
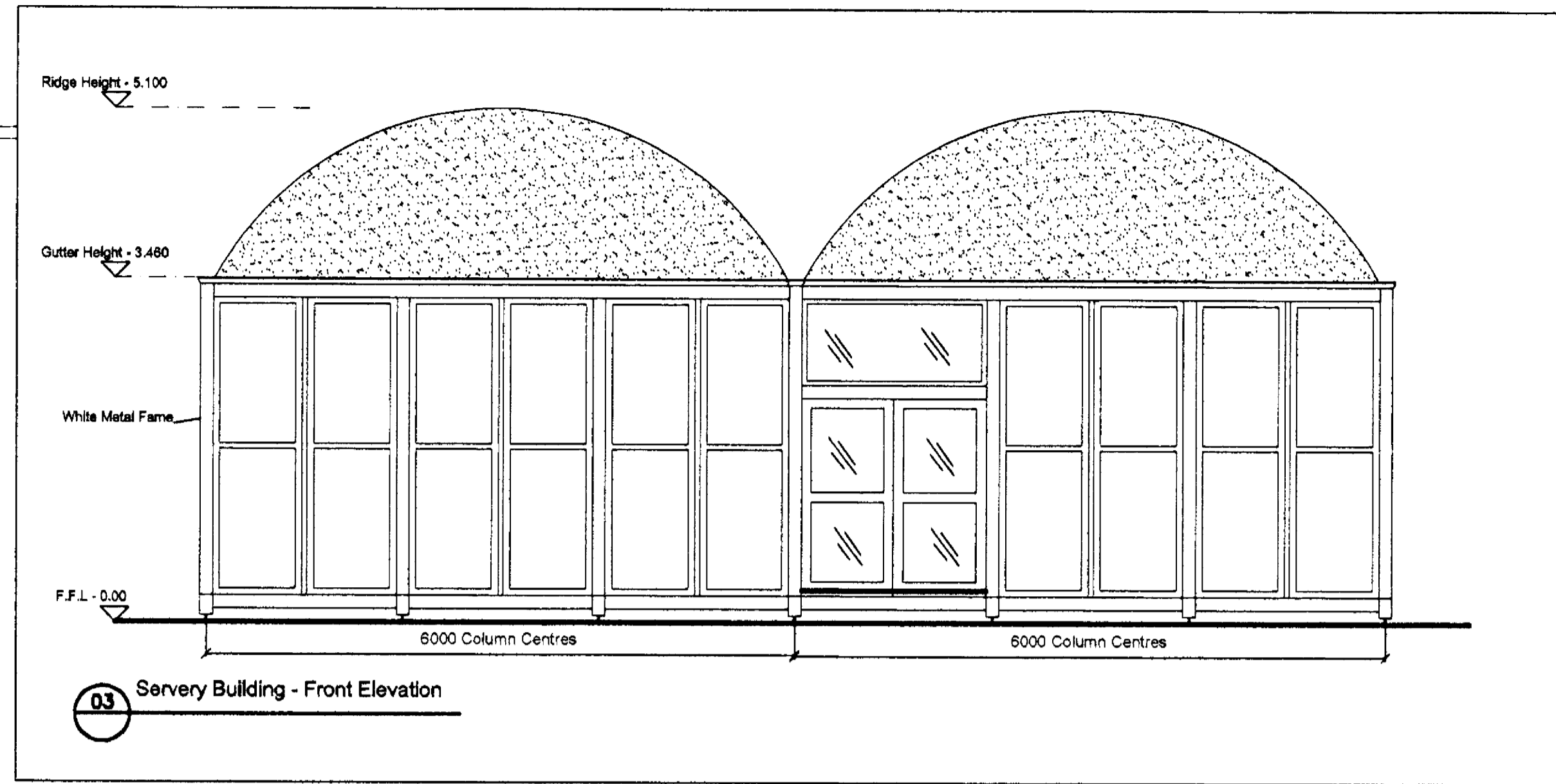
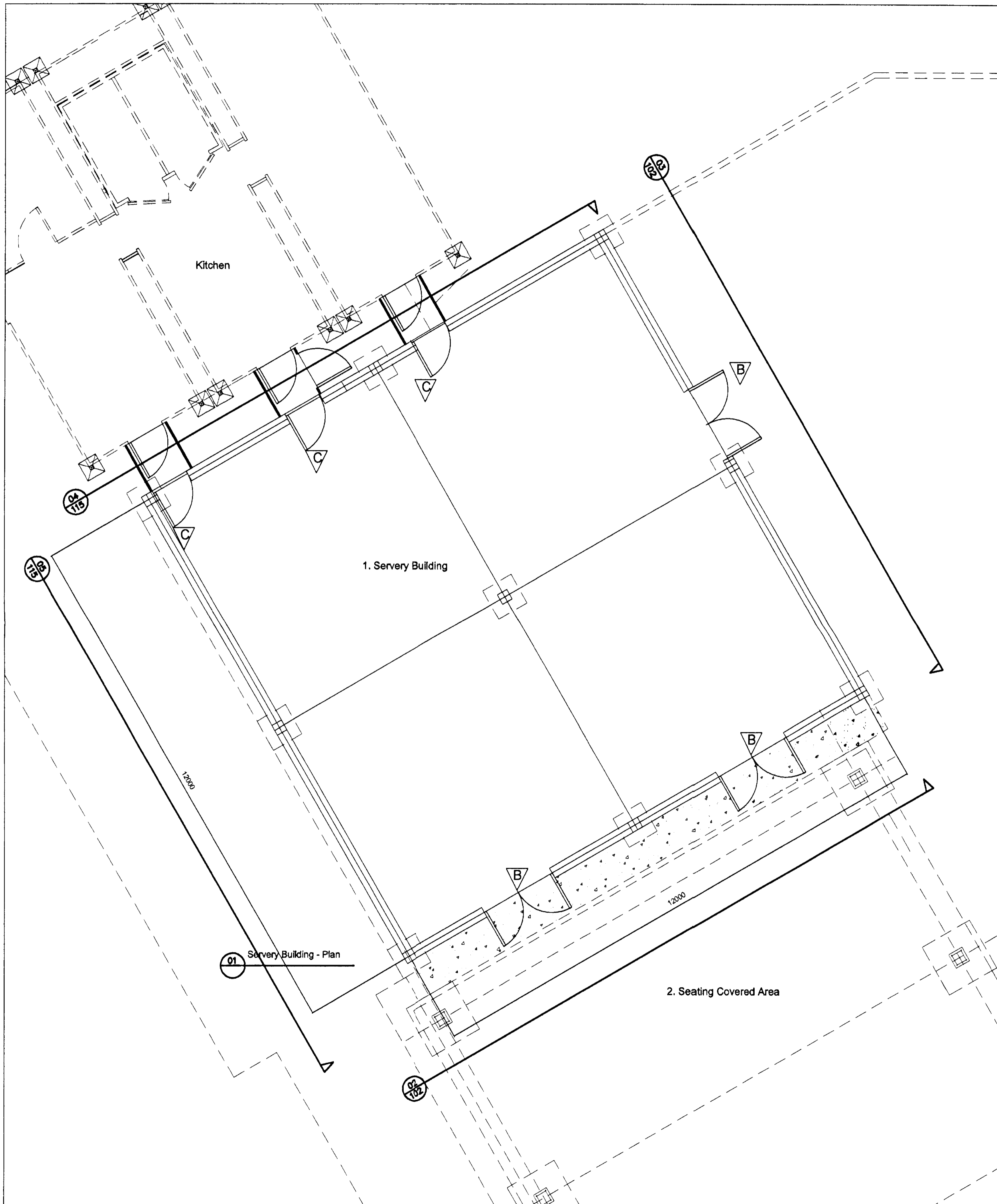
febo designs

1 Foxcombe - South Harting - Peterfield GU31 5PL
tel: 01730 82 66 88
email: febo@febo.com

Butterfly World
Seating Covered Area - Plan & Elevations

DRAWING NO.	DRAWN	SCALE	DATE	REV.
103	AF	1:50 A1	Jan. 09	B

This scheme is subject to town planning and all other necessary consents. Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies are to be reported to the architect/supervising officer before work commences. Figured dimensions only are to be taken from this drawing. This drawing is to be read in conjunction with all relevant consultants' and/or specialists' drawings/documents and any discrepancies or variations are to be notified to the architect/supervising officer before the affected work commences.



5 / 08 / 287 8

NOTES :

DATE	REV.	COMMENTS
05-01-09	B	Doors Added to Servery Building Plan
14-01-09	C	Single Doors Added to Servery

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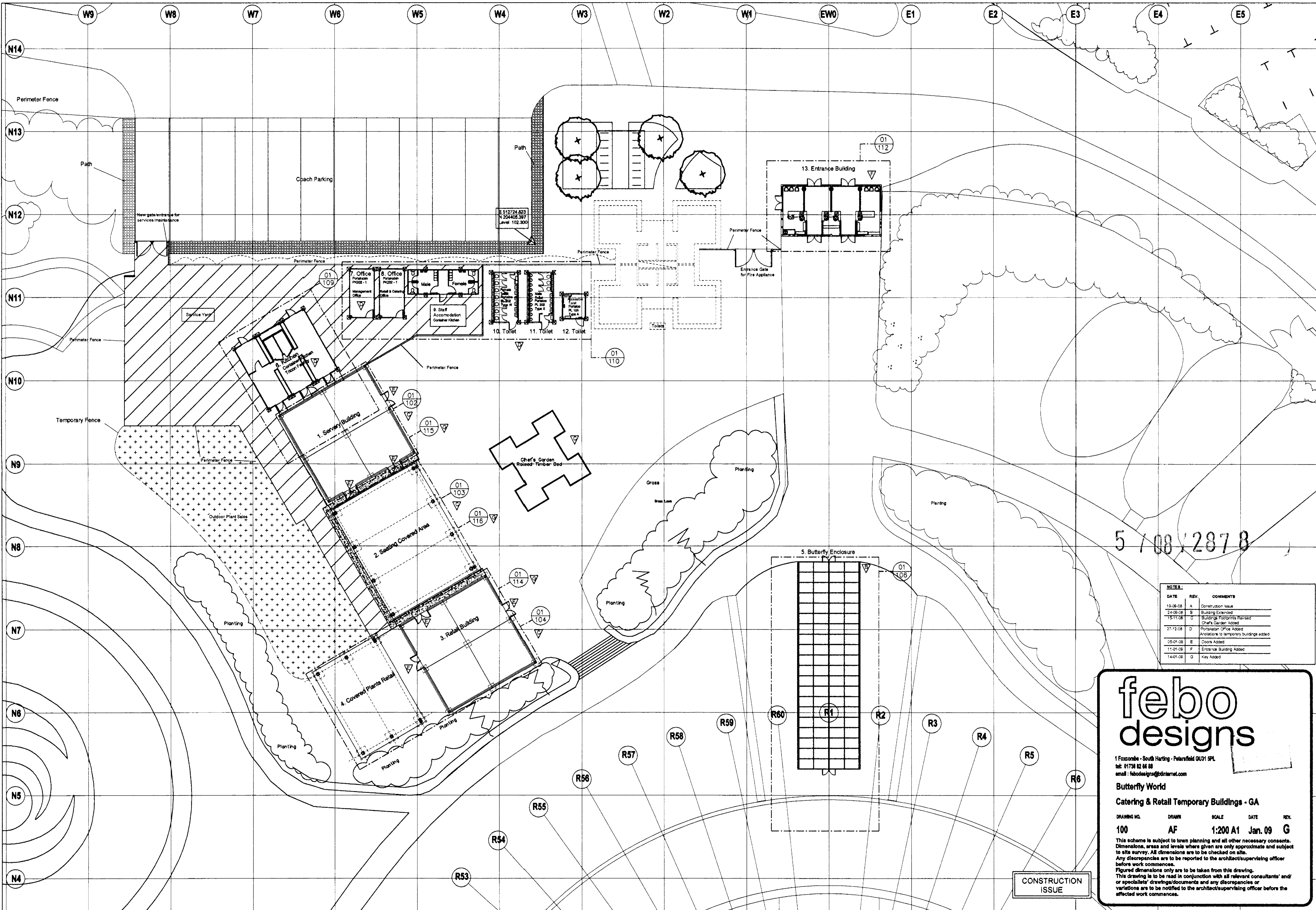
1 Foxcombe - South Harting - Petersfield GU31 5PL
 tel: 01734 82 66 88
 email: febodesigns@btinternet.com

Butterfly World
Servery Building - Plan & Elevations

DRAWING NO.	DRAWN	SCALE	DATE	REV.
102	AF	1:50 A1	Jan. 09	C

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CONSTRUCTION
ISSUE



5 / 08 / 2878

DATE	REV.	COMMENTS
19-09-08	A	Construction Issue
24-09-08	B	Building Extended
15-11-08	C	Building Footprints Revised Chef's Garden Added
27-12-08	D	Portakabin Office Added Annotations to temporary buildings added
05-01-09	E	Doors Added
11-01-09	F	Entrance Building Added
14-01-09	G	Key Added

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 tel: 01734 82 66 88
 email: febo@febo.com

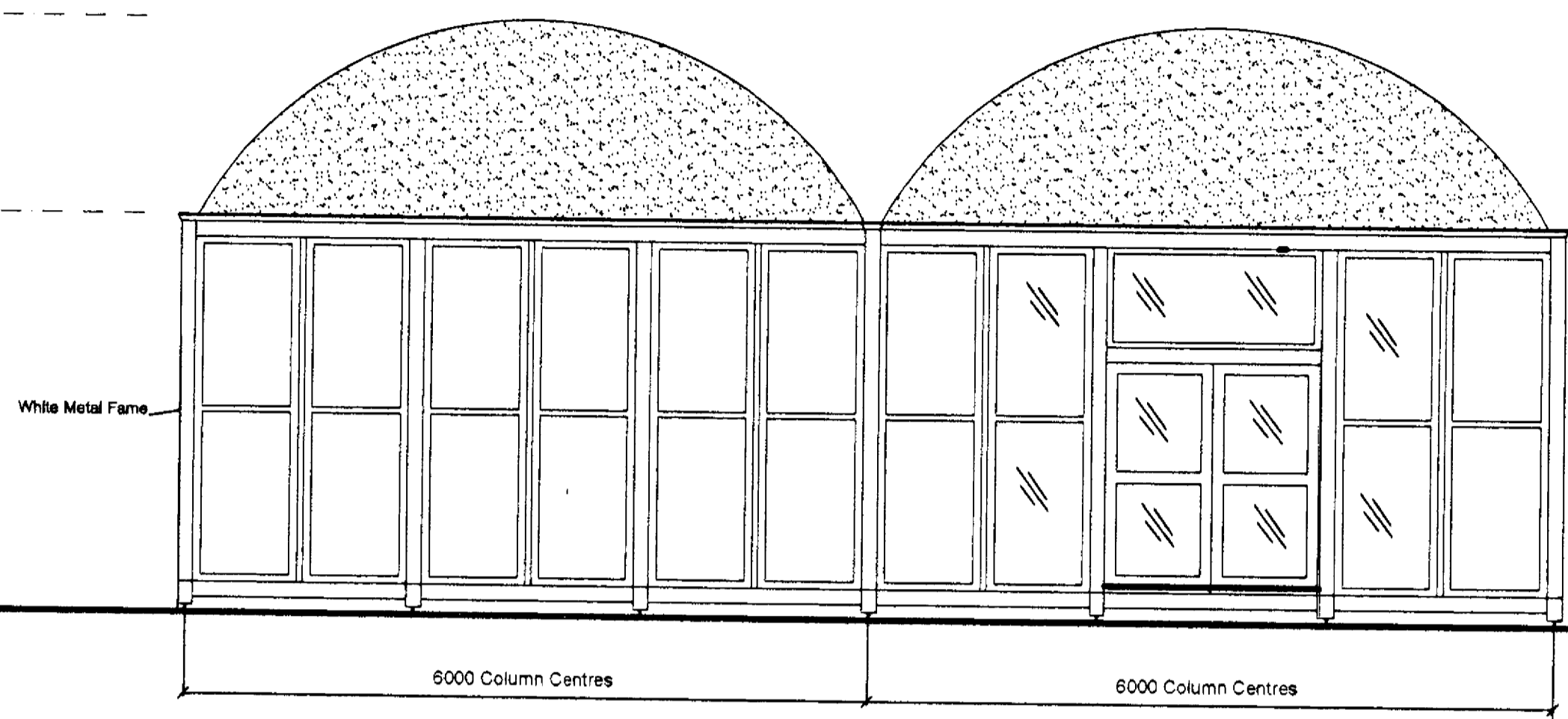
Butterfly World
Catering & Retail Temporary Buildings - GA

DRAWING NO.	DRAWN	SCALE	DATE	REV.
100	AF	1:200 A1	Jan. 09	G

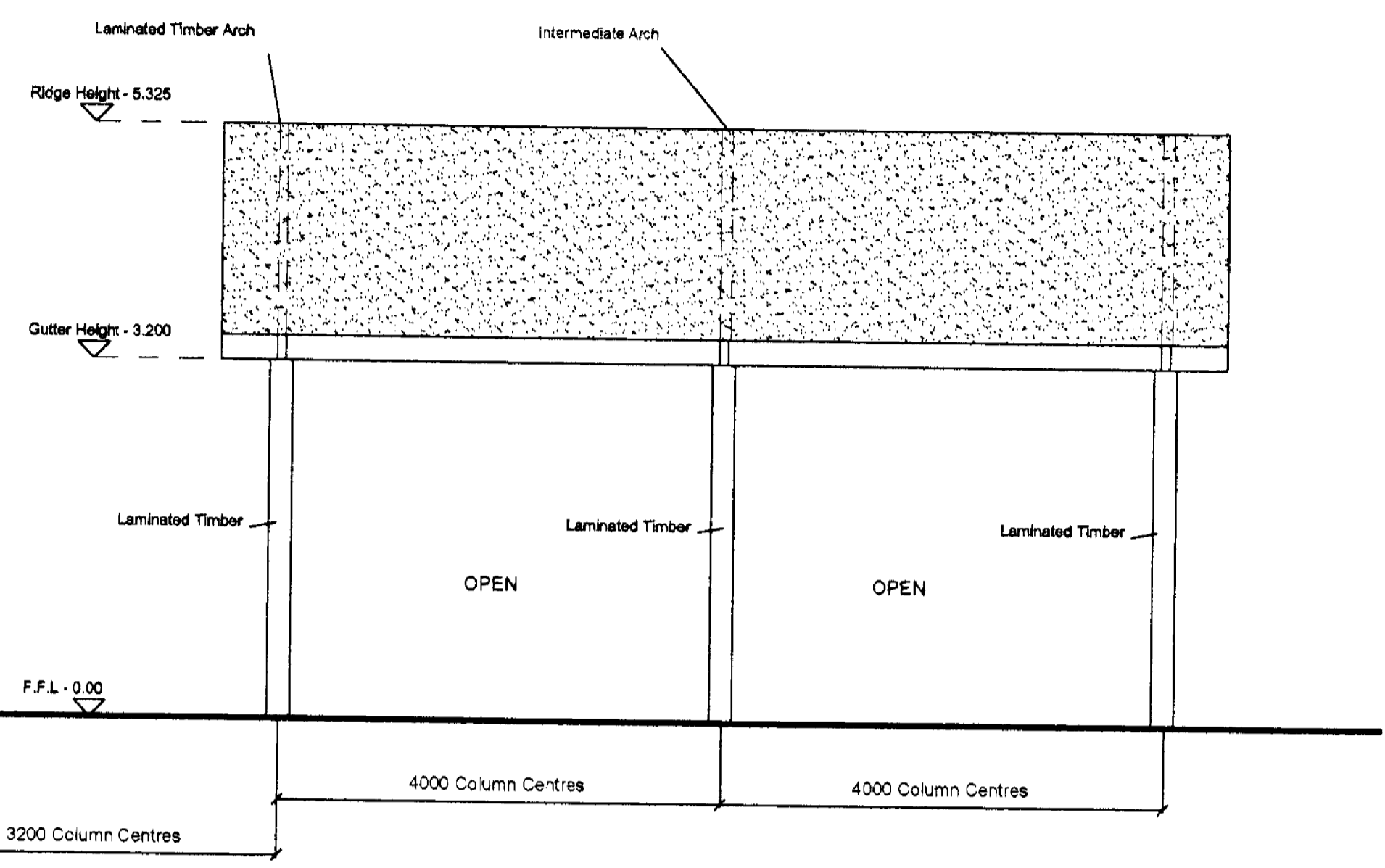
This scheme is subject to town planning and all other necessary consents. Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies are to be reported to the architect/supervising officer before work commences. Figured dimensions only are to be taken from this drawing. This drawing is to be read in conjunction with all relevant consultants' and/or specialists' drawings/documents and any discrepancies or variations are to be notified to the architect/supervising officer before the affected work commences.

CONSTRUCTION ISSUE

Ridge Height - 5.100
 Gutter Height - 3.460
 F.F.L - 0.00

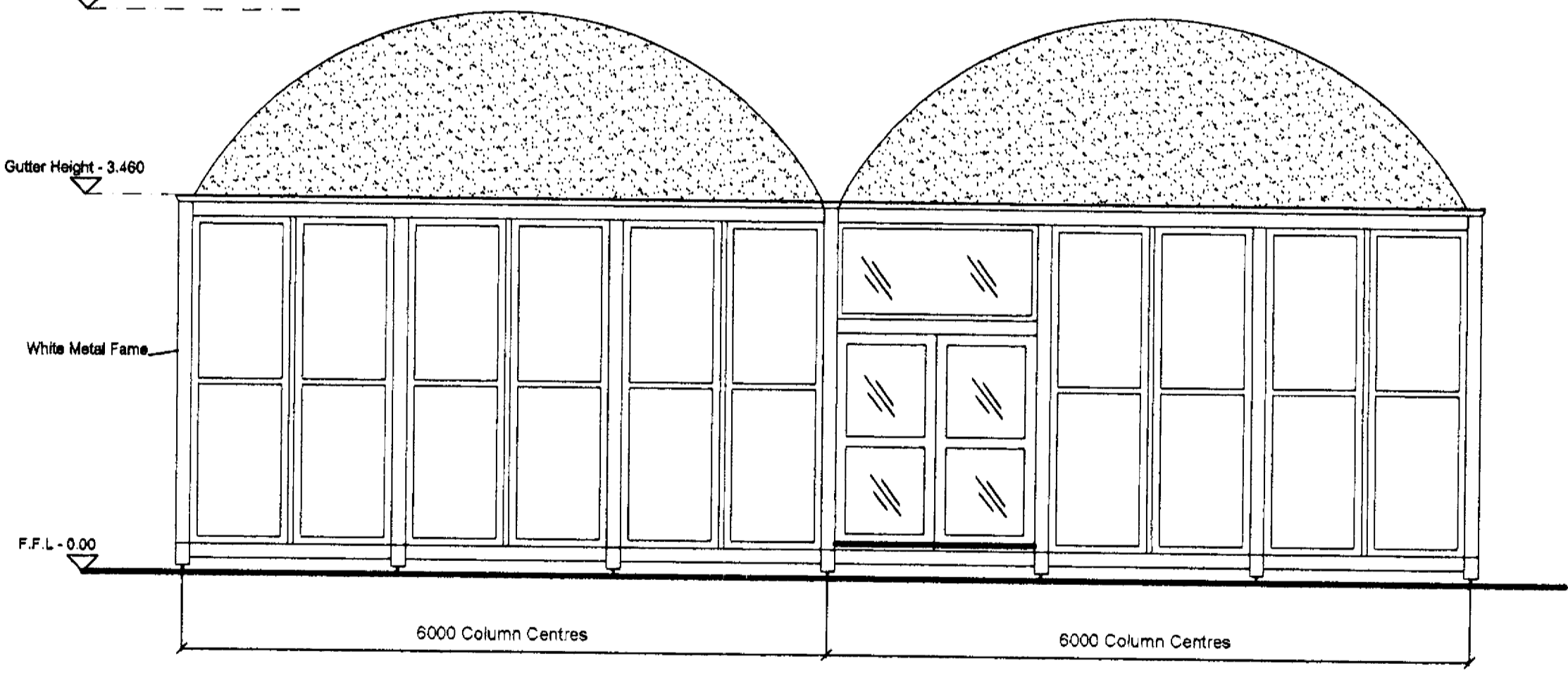


02 Retail Building & Covered Plants Retail - Side Elevation

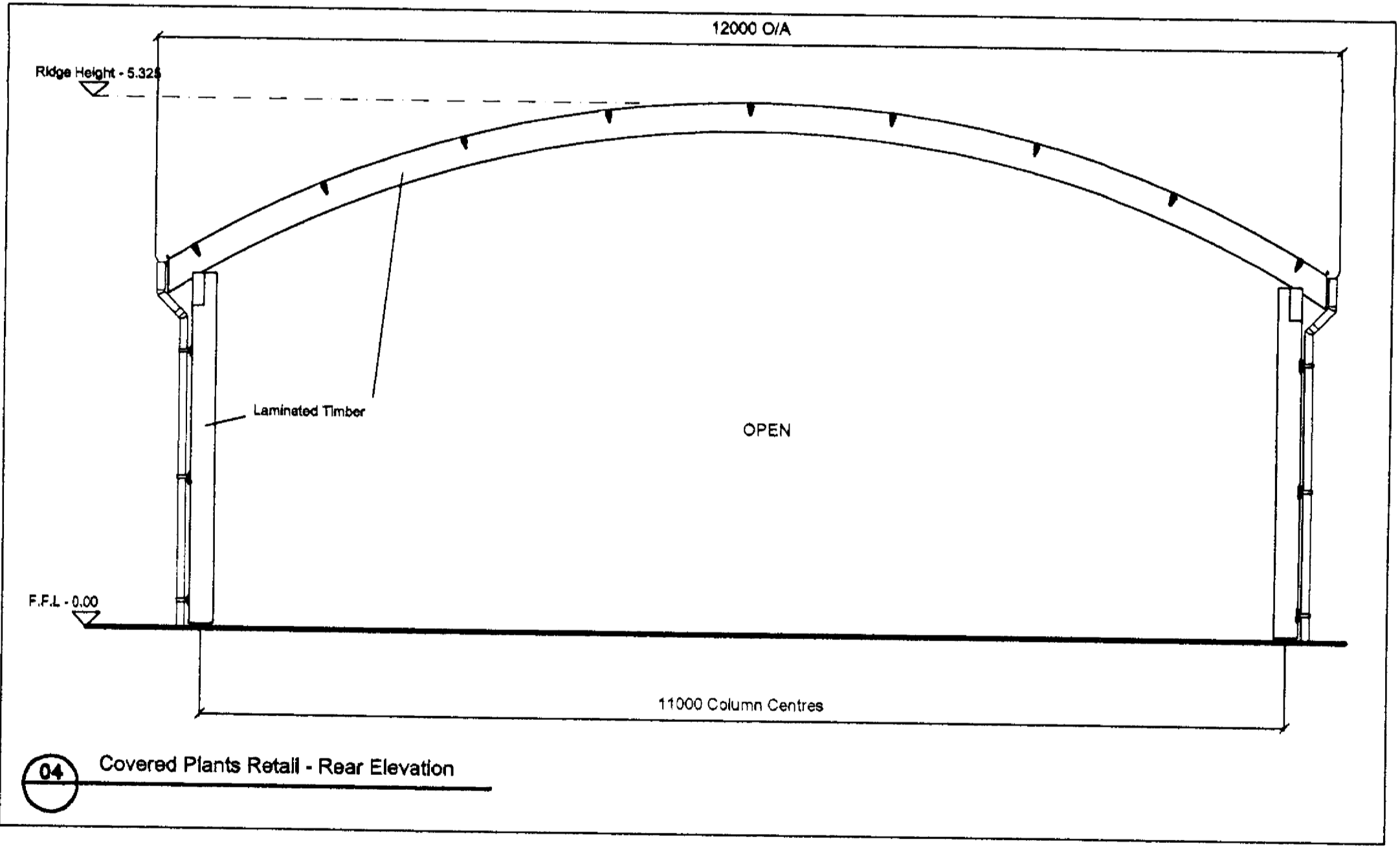


04 Covered Plants Retail - Rear Elevation

Ridge Height - 5.100
 Gutter Height - 3.460
 F.F.L - 0.00



03 Retail Building - Front Elevation



23 DEC 2008

5 / 08 / 287 8

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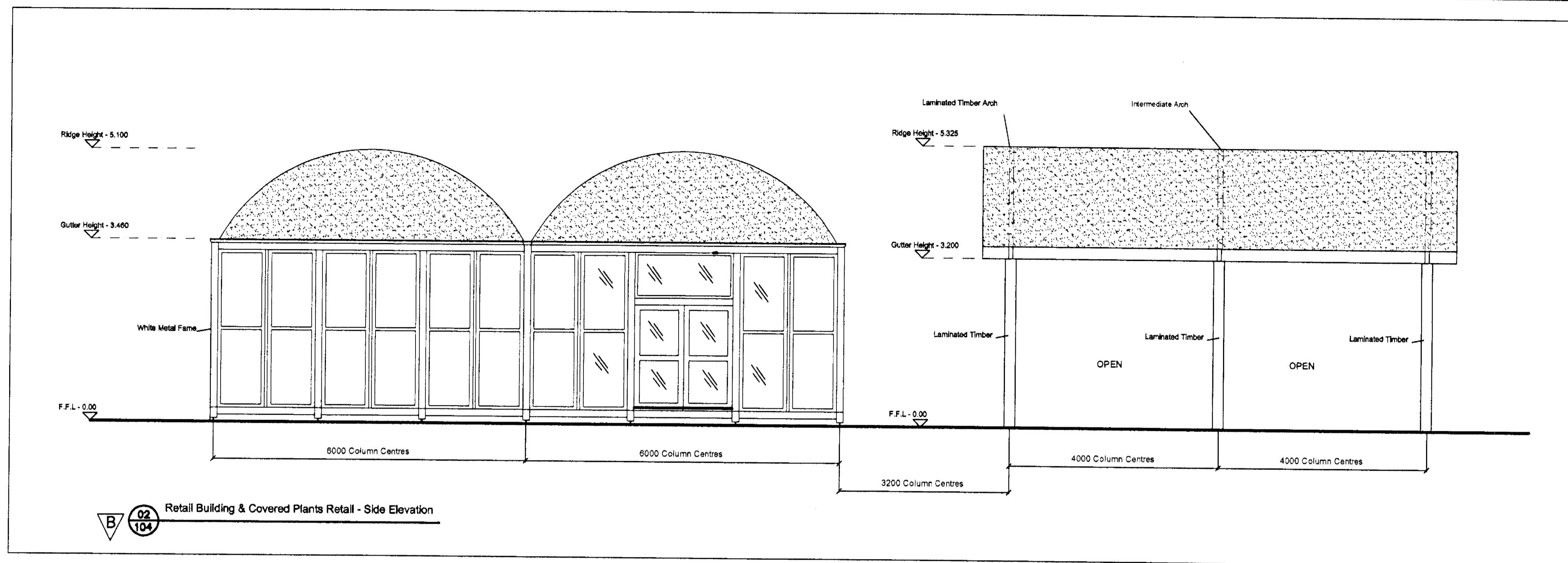
1 Foxcombe - South Harting - Petersfield GU31 5PL
 tel: 01738 82 96 88
 email: febo@febo.com

Butterfly World
 Retail Building & Covered Plants Retail - Elevations

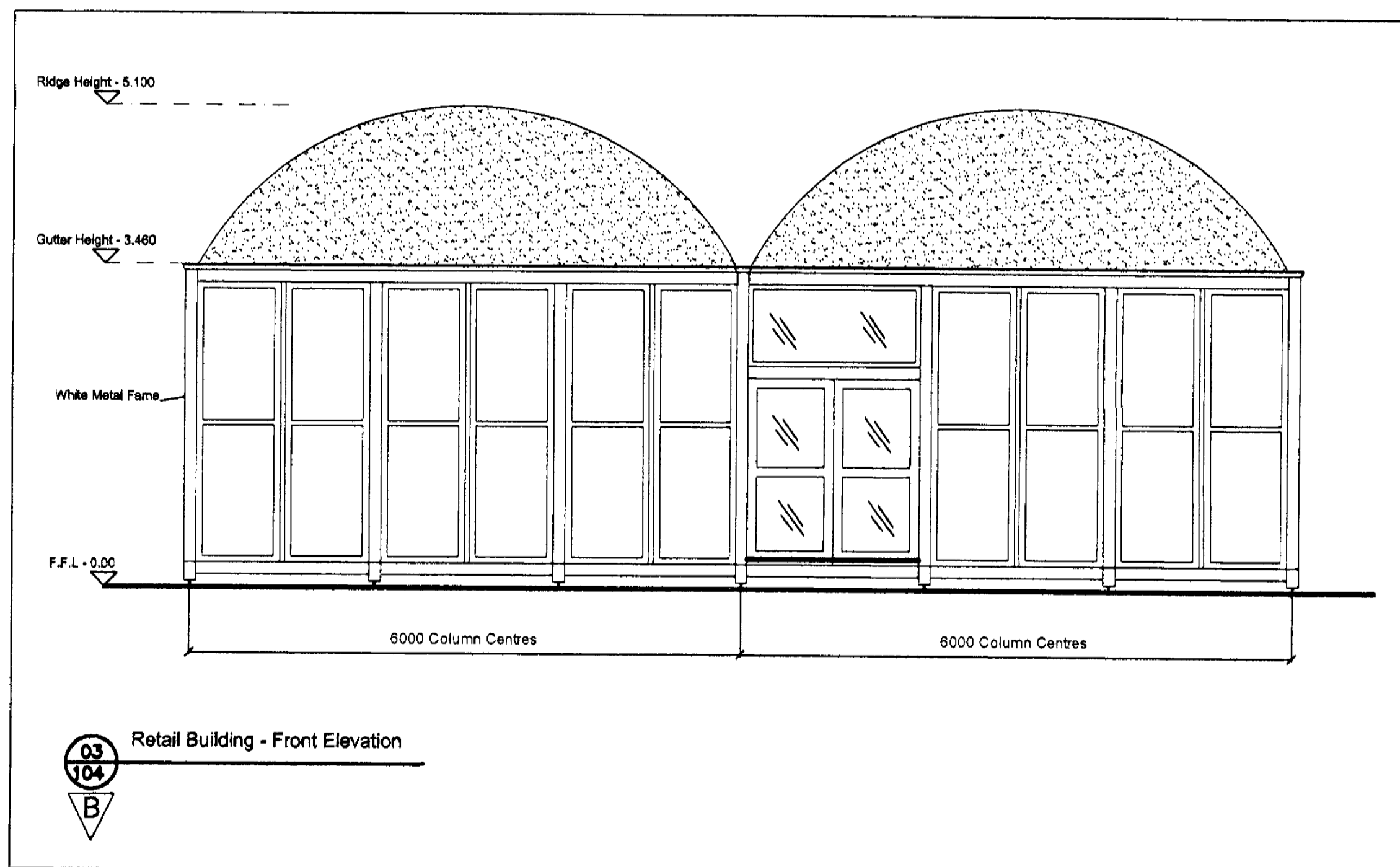
DRAWING NO.	DRAWN	SCALE	DATE	REV.
105	AF	1:50 A1	Nov. 08	A

This scheme is subject to town planning and all other necessary consents. Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies are to be reported to the architect/supervising officer before work commences. Figured dimensions only are to be taken from this drawing. This drawing is to be read in conjunction with all relevant consultants' and/or specialists' drawings/documents and any discrepancies or variations are to be notified to the architect/supervising officer before the affected work commences.

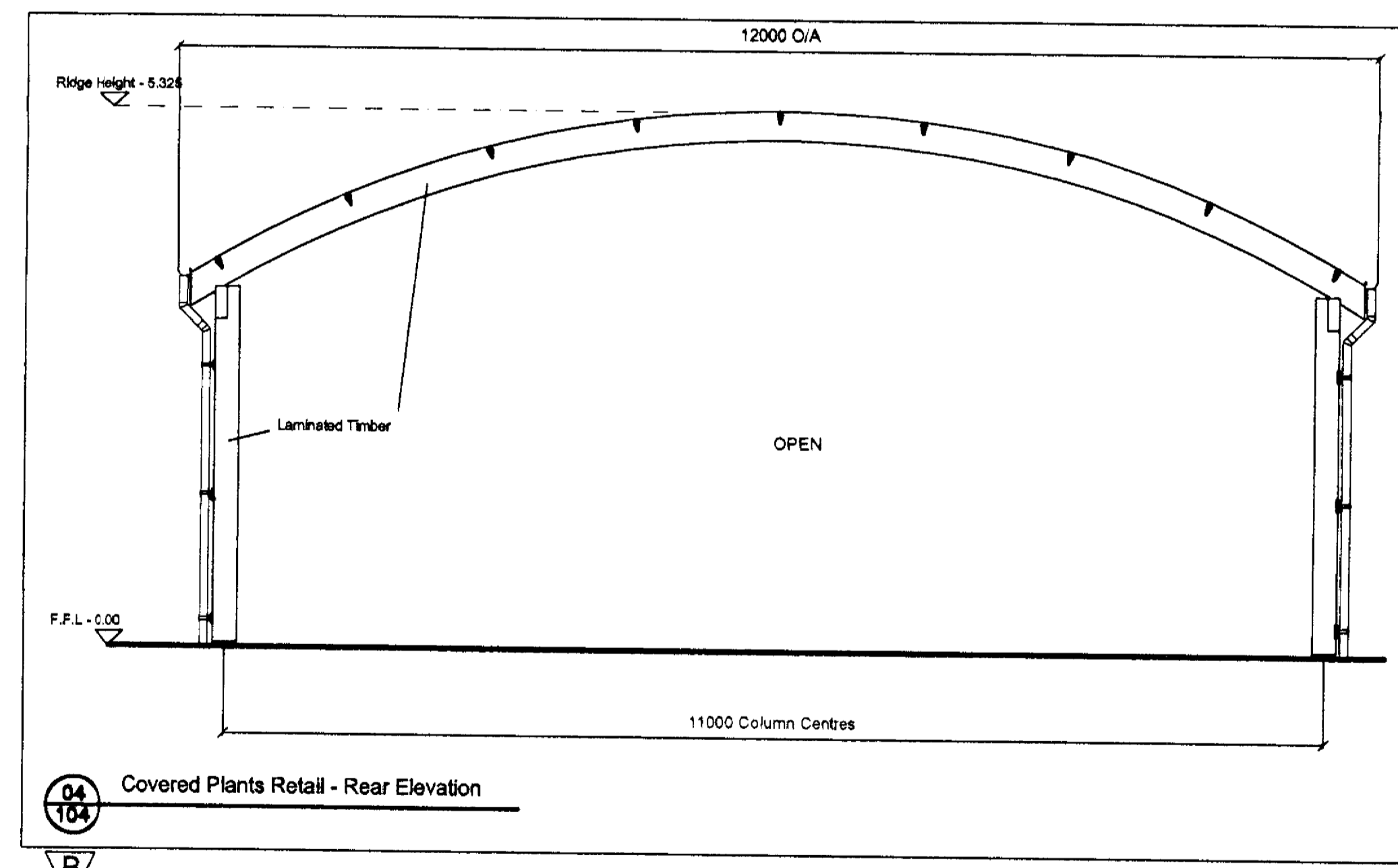
CONSTRUCTION ISSUE



02
104
Retail Building & Covered Plants Retail - Side Elevation



03
104
Retail Building - Front Elevation



04
104
Covered Plants Retail - Rear Elevation

5 / 08 / 287 8

NOTES :

DATE	REV.	COMMENTS
05-01-09	B	Cross Ref. Plan Annotation Added

CONSTRUCTION
ISSUE

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Butterfly World

Retail Building & Covered Plants Retail - Elevations

DRAWING NO.	DRAWN	SCALE	DATE	REV.
105	AF	1:50 A1	Jan. 09	B

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Project: BUTTERFLY WORLD
 Date: 5 / 08 / 2018
 Drawing: Existing Levels overlaid with Proposed Contours & Outline Layout (Phase 1) - Planning Issue
 Drawn by: SEPTIENEN 2008
 Checked by: VM
 Scale: Plan 1:500 @ A0

Rev C 2nd December 08
 Catering & Retail Area amended:
 entrance & Butterfly House updated;
 service yard and adjacent path
 amended

Rev D 22nd December 08
 Additional car parking bays shown;
 Phase 1 Catering & Retail Area
 shown hatched

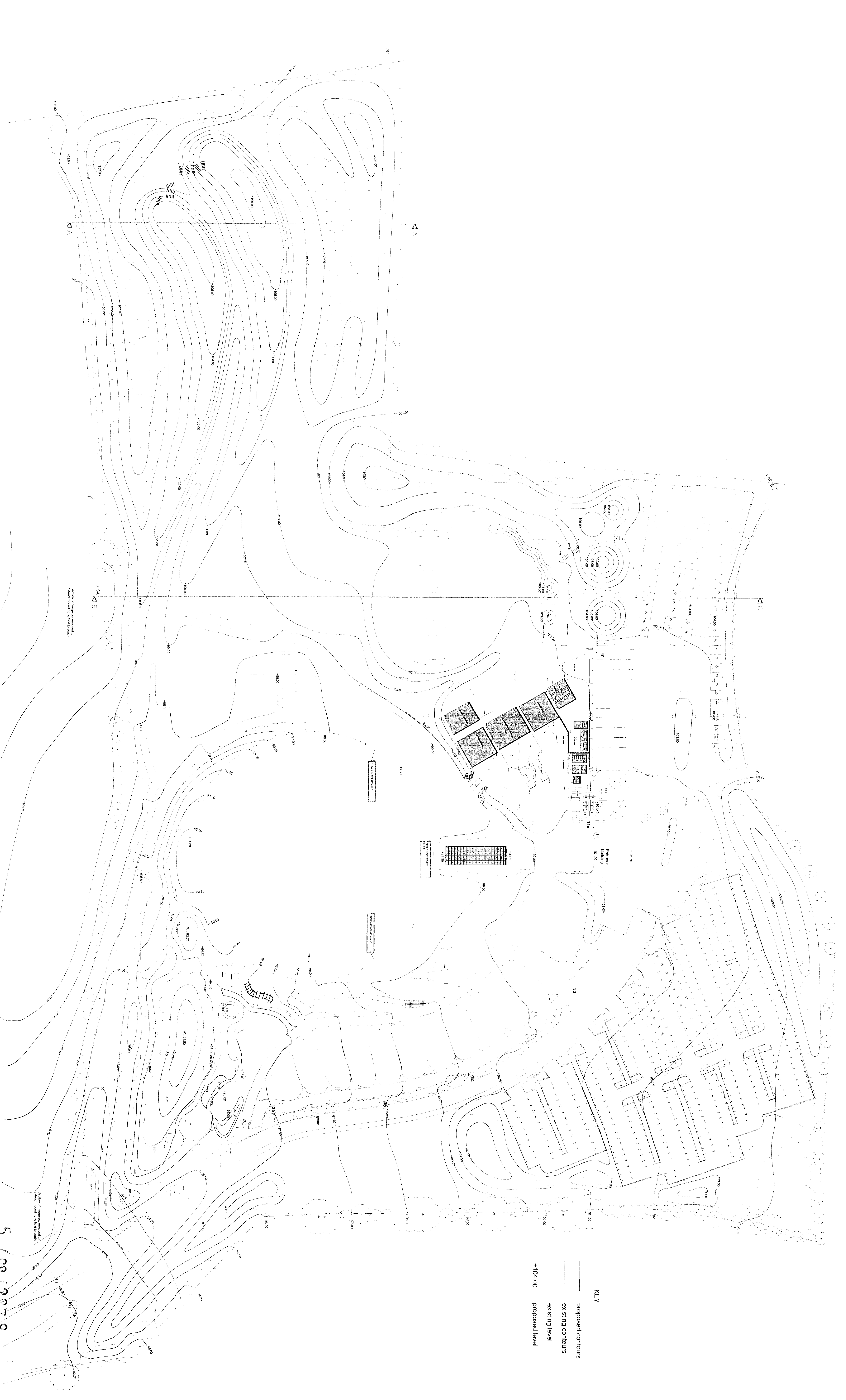
Section A A
 Antennae Walk 1:500

Section B B
 Spiral Walk 1:500

Section C C
 Spiral Walk 1:500

Section D D
 Spiral Walk 1:500

Section E E
 Spiral Walk 1:500



KEY
 ——— proposed contours
 - - - - - existing contours
 - - - - - existing level
 - - - - - proposed level +104.00

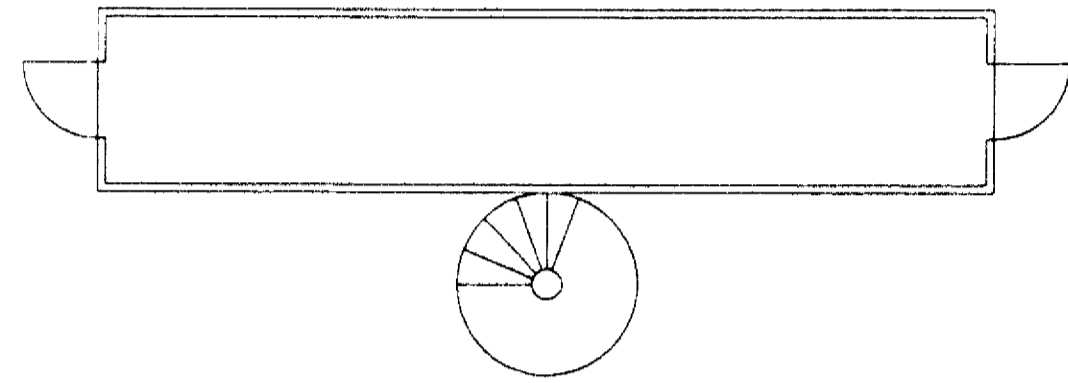
5 / 08 / 2018

891-0190

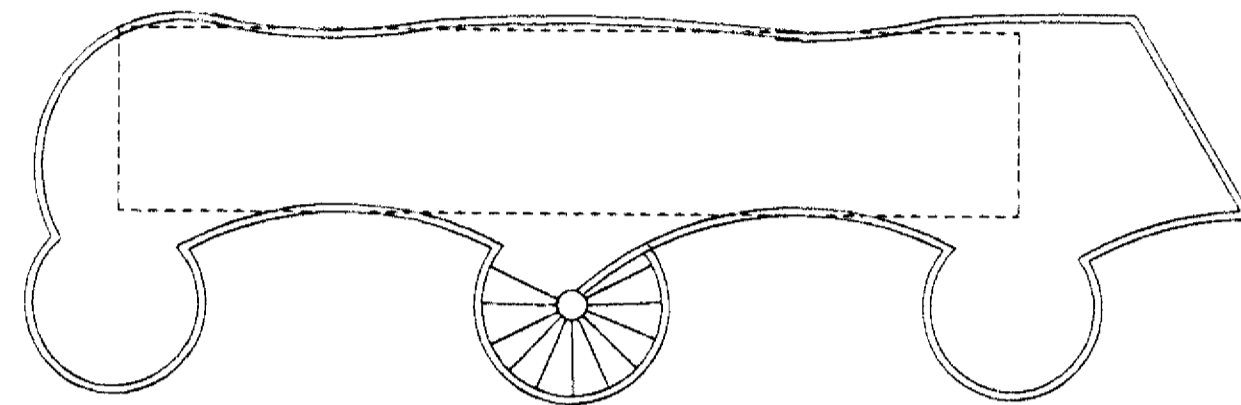


5 / 08 / 20 / 18

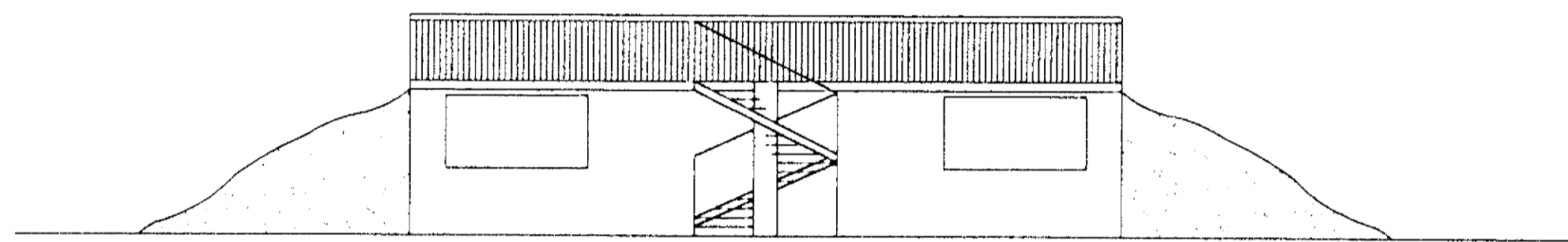
SCALE
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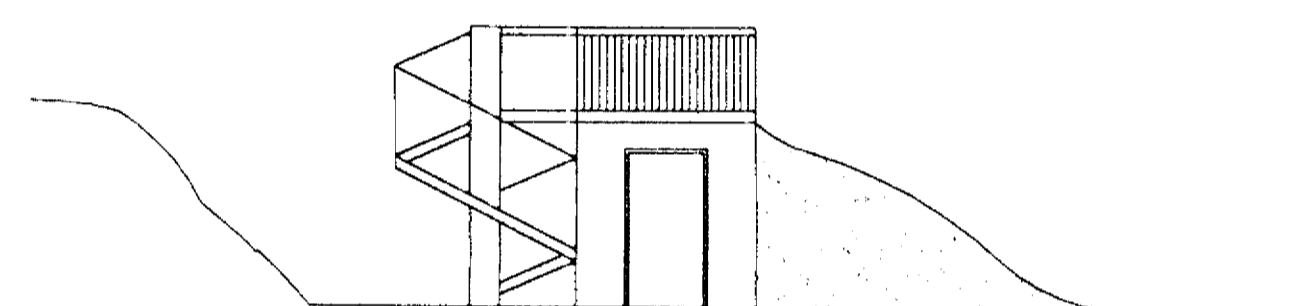
GROUND FLOOR PLAN



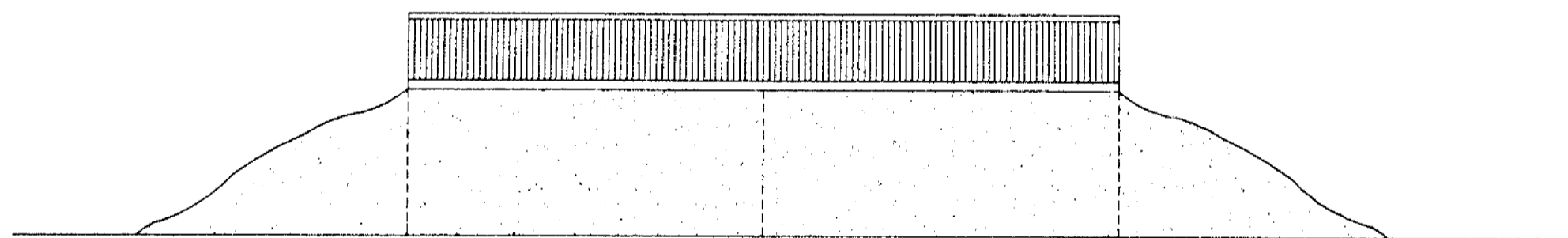
ROOF PLAN



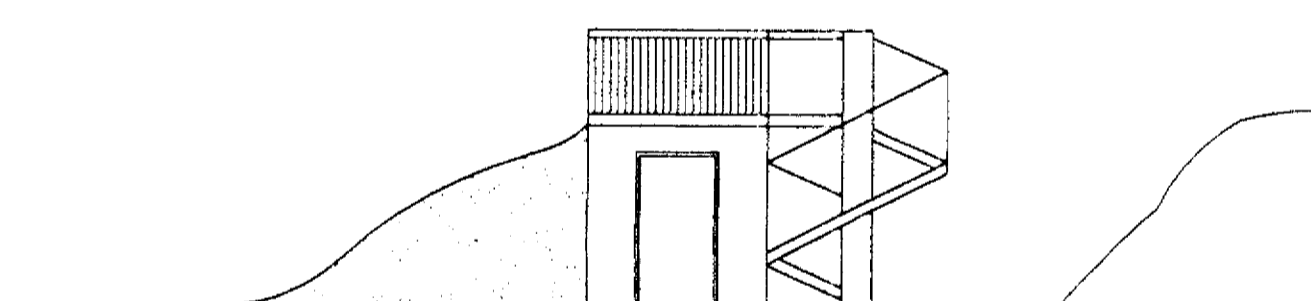
NORTH EAST ELEVATION



NORTH WEST ELEVATION



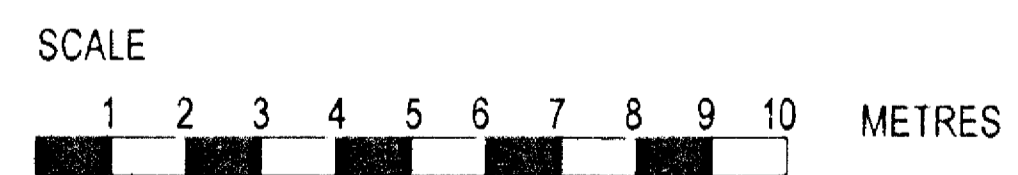
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

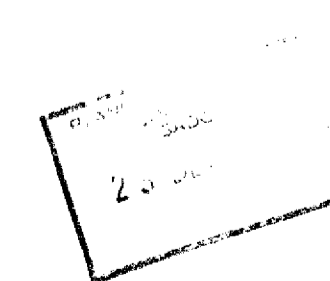
BUTTERFLY GARDEN DISPLAY SPACE

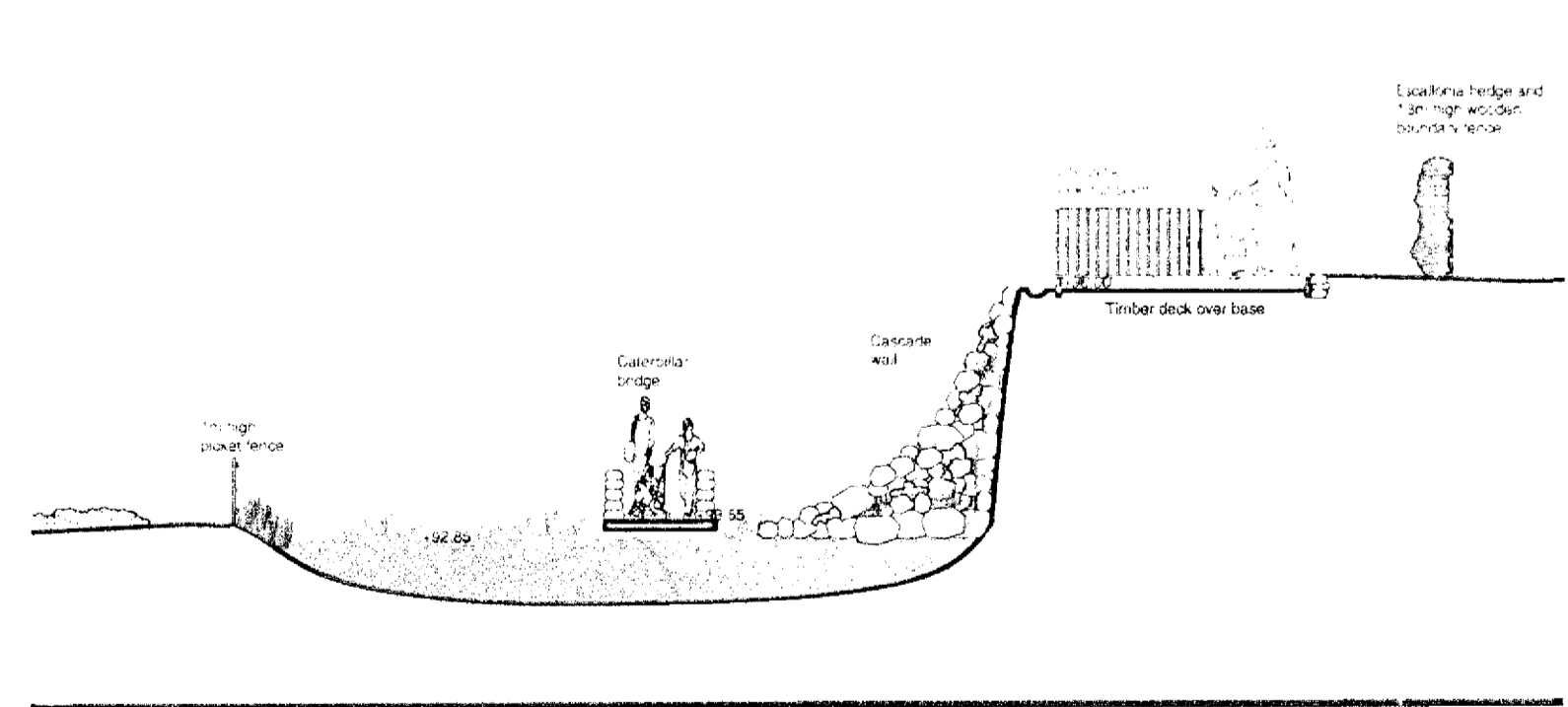
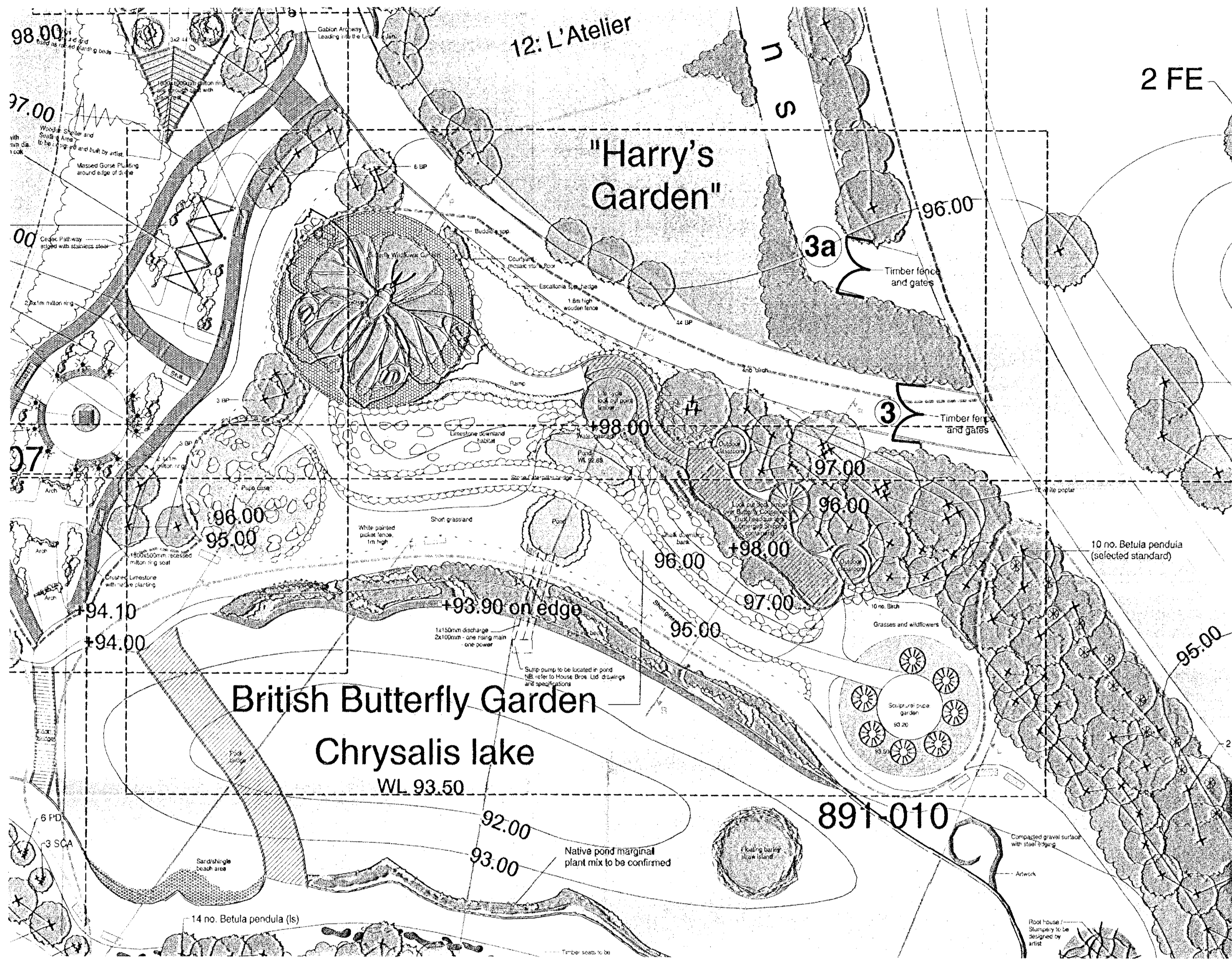
Walls: 100mm Insulated metal cladding on steel frame
Roof structure: Metal Cladding on steel Frame
Roof finish: Timber Deck



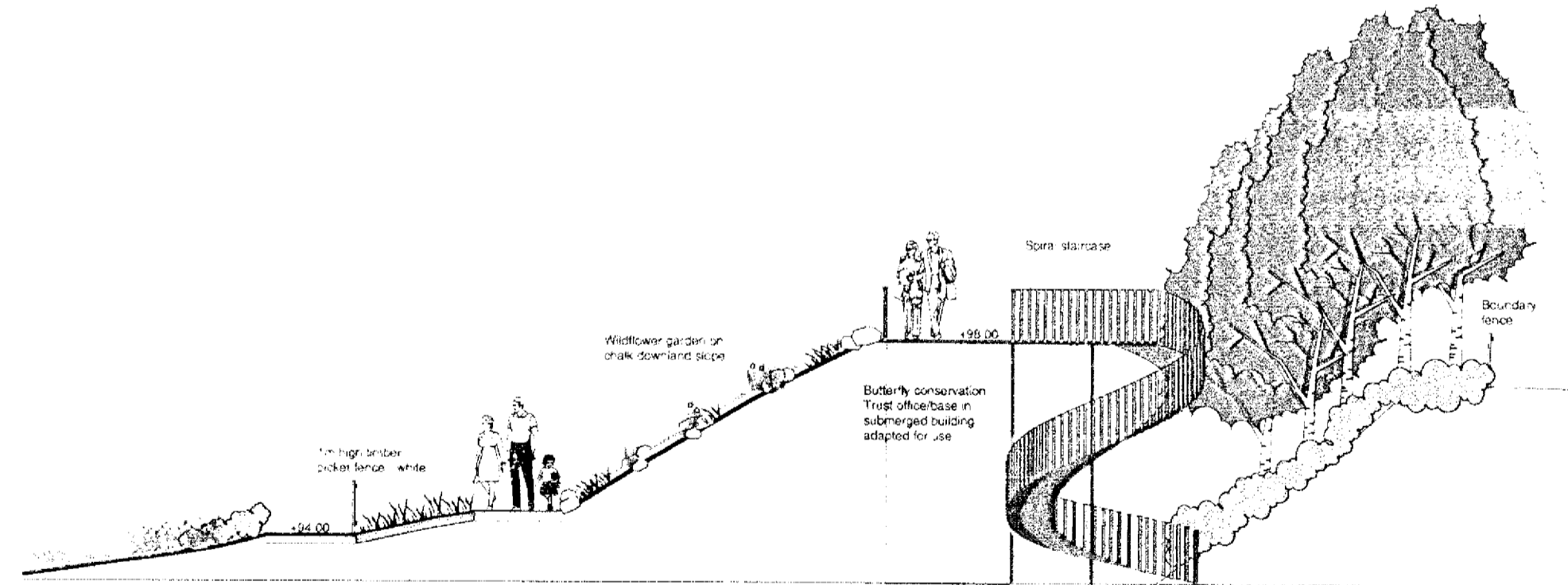
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BUTTERFLY GARDEN
DISPLAY SPACE
Scale 1:100
A/A [2] 634

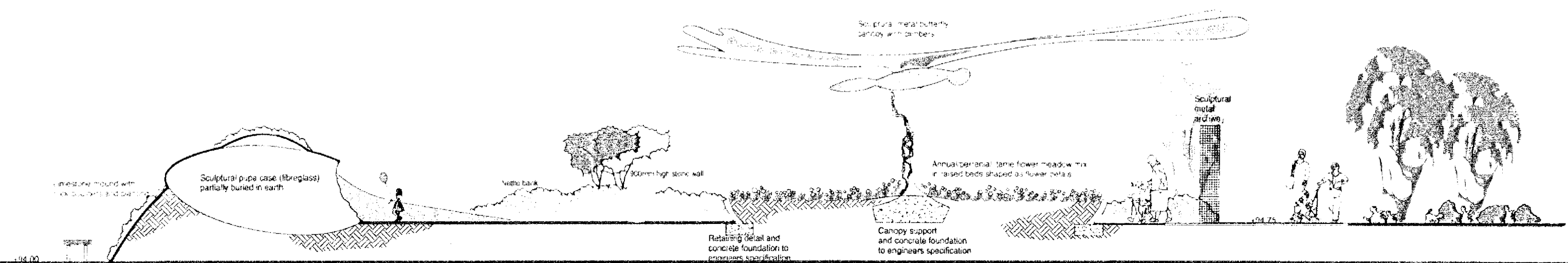




SECTION Q-Q
Scale 1:50



SECTION R-R
Scale 1:50



SECTION P-P
Scale 1:50

Revision B: 6th June 08
Drawing reduced to A1 size;
garden name revised

Revision A: 19th May 2008
Path to west omitted

5 08 / 287 8

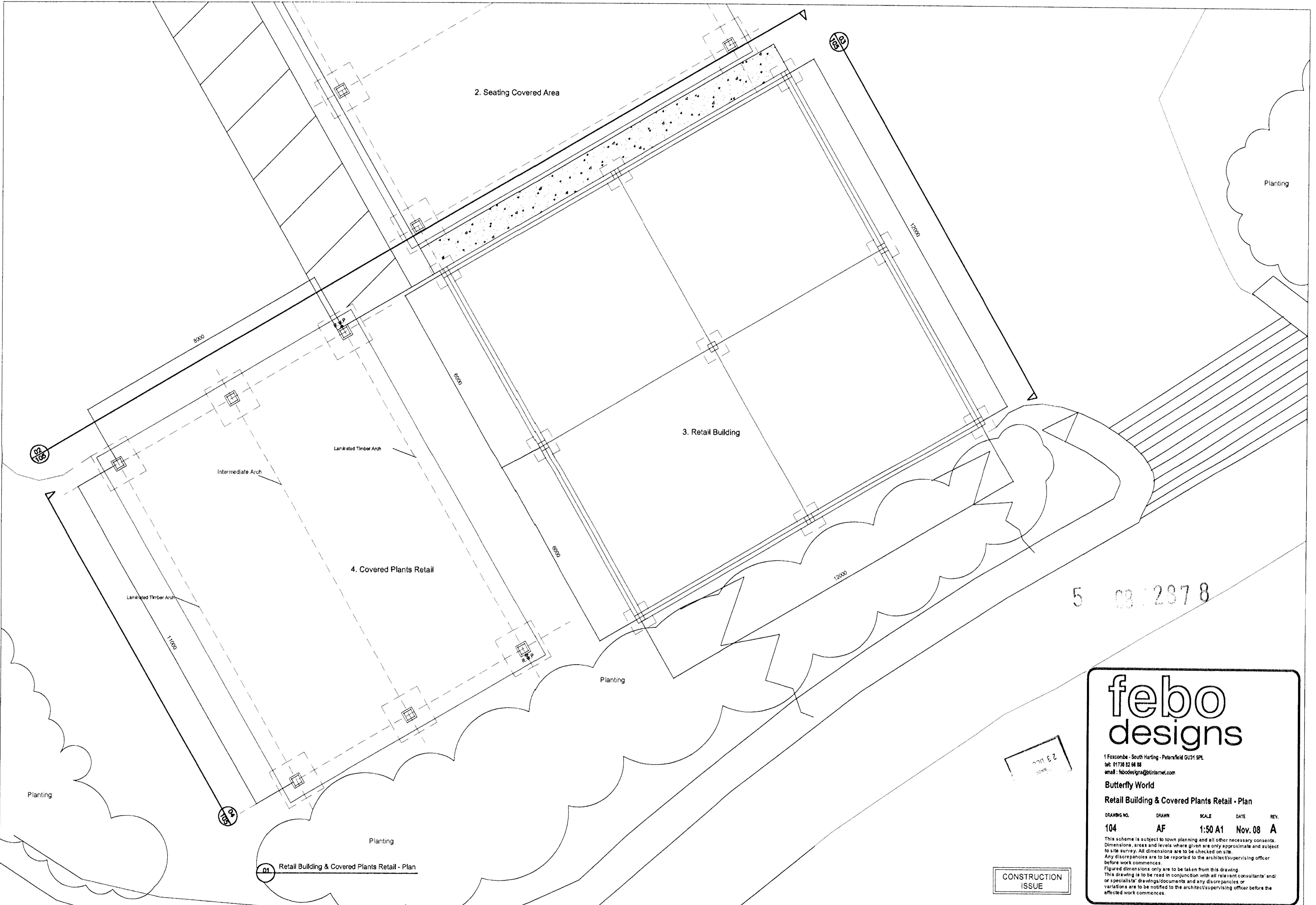
Project:
BUTTERFLY WORLD
Drawing:
**DETAILED DESIGN -
BRITISH BUTTERFLY GARDEN**

Date:
AUGUST 2007
Drawn by: VM
Checked by: LF
Scale: Plan 1:200 @ A1
Sections 1:100 @ A1

891- 010B

Cedar Court, 5 College Street, Paterfield, Hants. GU31 4AE

terra firma
CONSULTANCY



01 Retail Building & Covered Plants Retail - Plan

5 08 287 8

23 Nov 08

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 tel: 01738 82 66 88
 email: febo designs@btinternet.com

Butterfly World
Retail Building & Covered Plants Retail - Plan

DRAWING NO.	DRAWN	SCALE	DATE	REV.
104	AF	1:50 A1	Nov. 08	A

This scheme is subject to town planning and all other necessary consents. Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies are to be reported to the architect/supervising officer before work commences. Figured dimensions only are to be taken from this drawing. This drawing is to be read in conjunction with all relevant consultants' and/or specialists' drawings/documents and any discrepancies or variations are to be notified to the architect/supervising officer before the affected work commences.

CONSTRUCTION
ISSUE

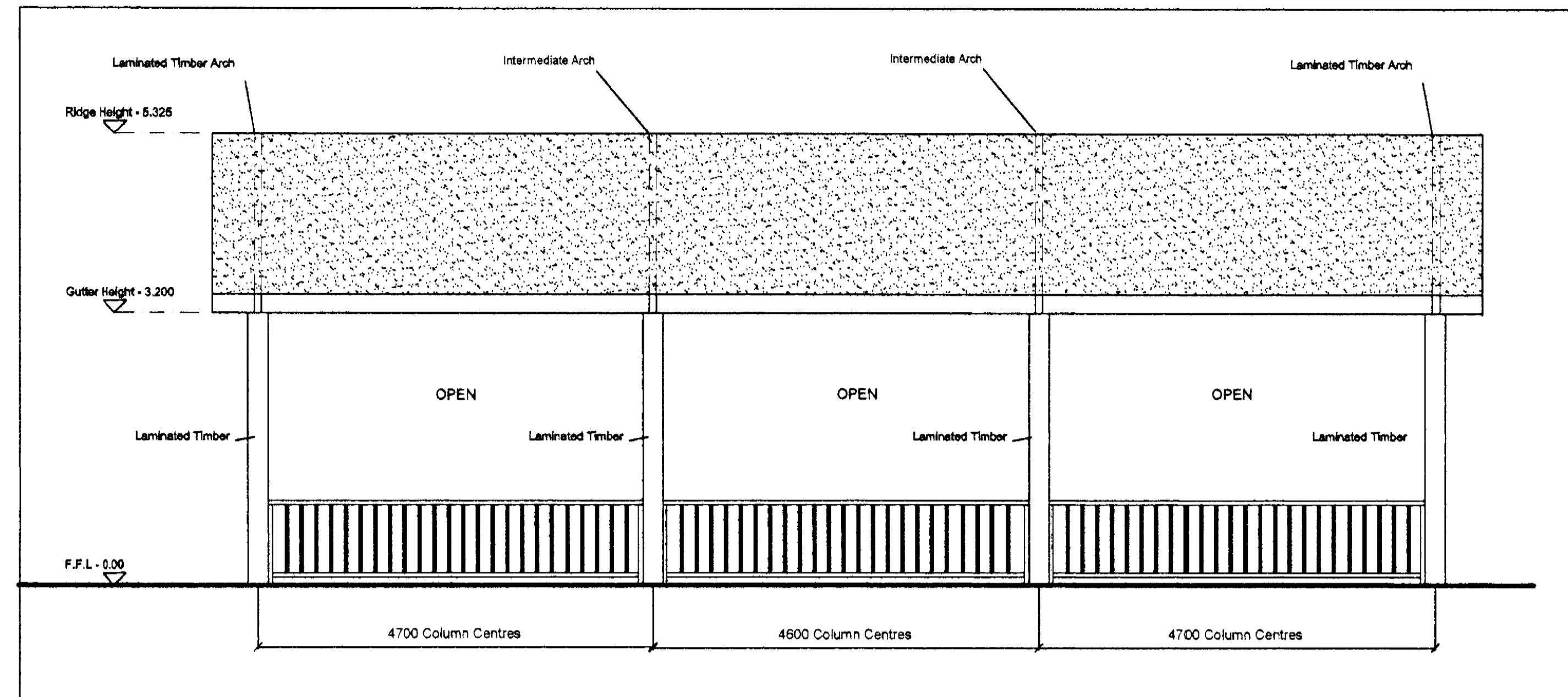
1. Servery Building

2. Seating Covered Area

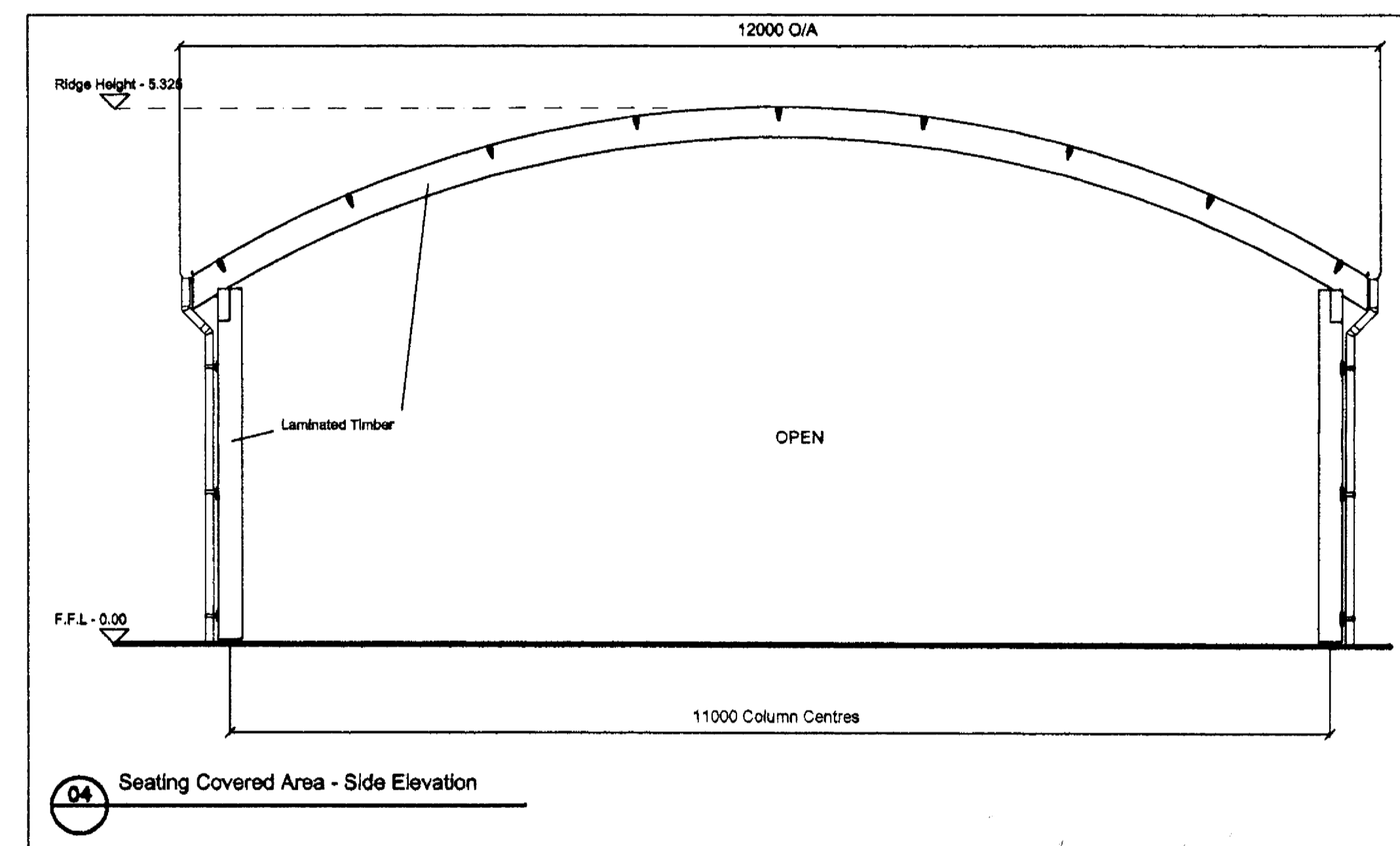
3. Retail Building

4. Covered Plants Retail

01 Seating Covered Area - Plan



05 Seating Covered Area - Back Elevation



04 Seating Covered Area - Side Elevation

Planting

febo designs

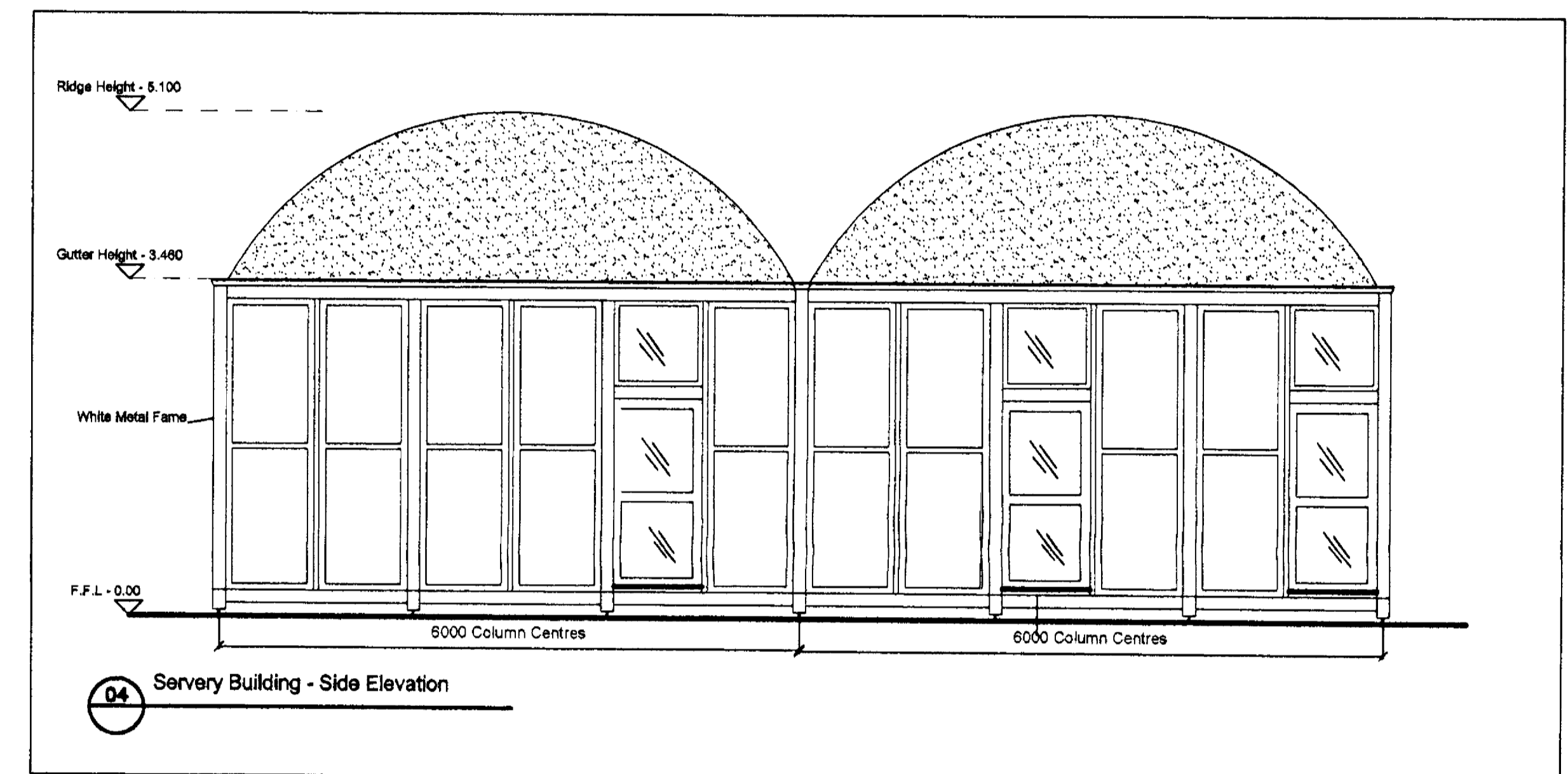
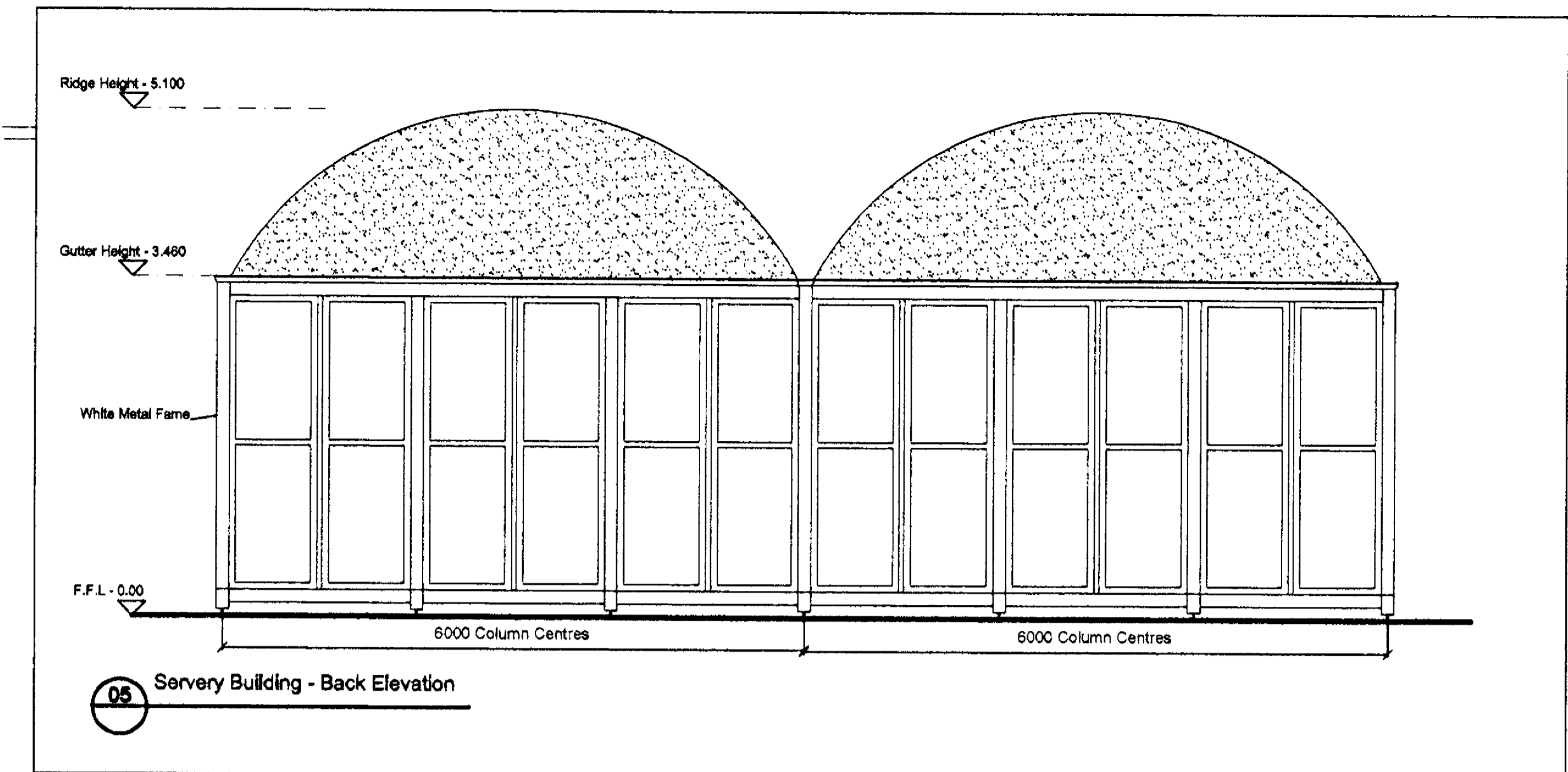
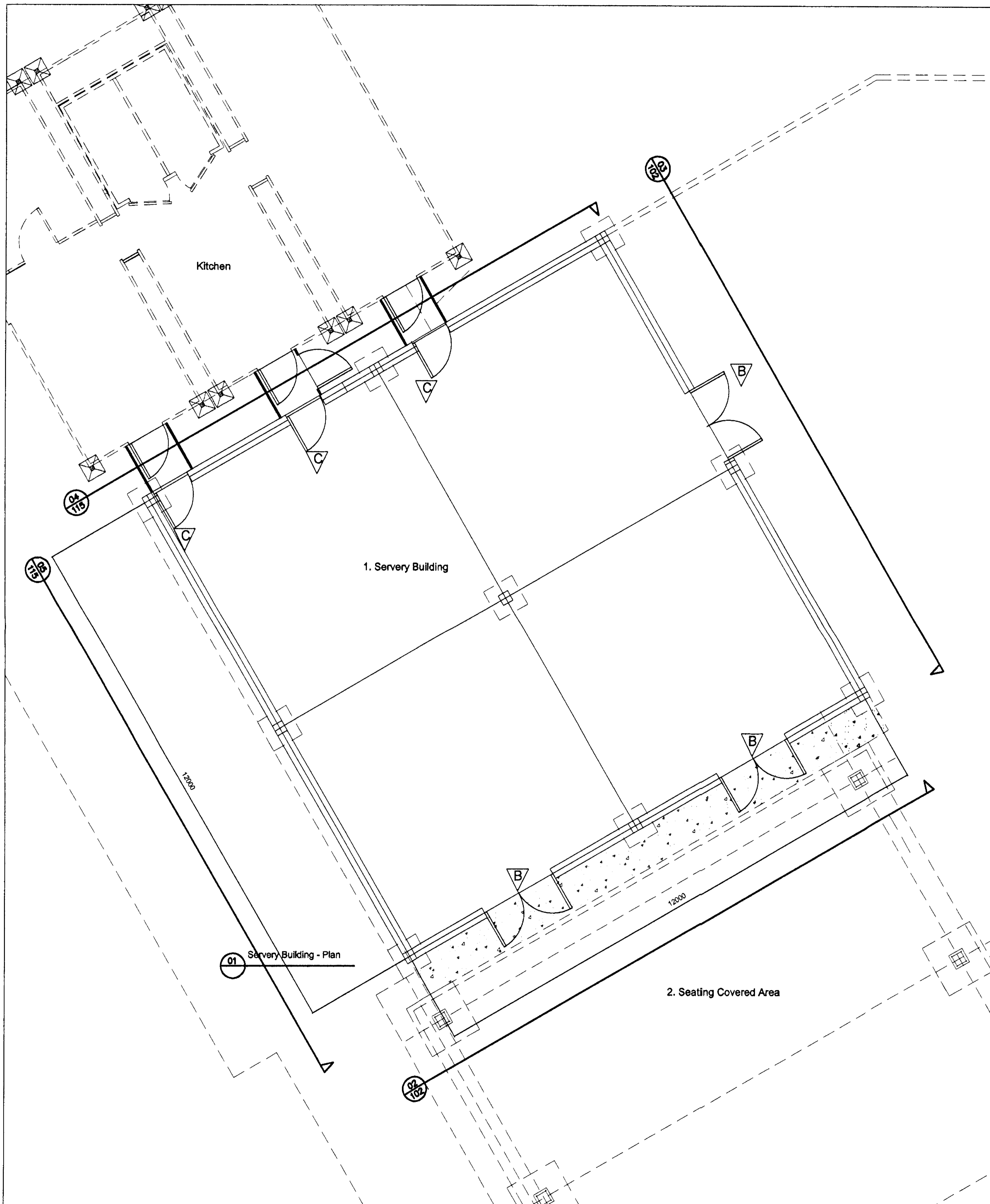
1 Foxcombe - South Harting - Petersfield GU31 5PL
 tel: 01734 82 04 08
 email: febo@febo.com

Butterfly World
 Seating Covered Area - Plan & Elevations

DRAWING NO.	DRAWN	SCALE	DATE	REV.
116	AF	1:50 A1	Jan. 09	-

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CONSTRUCTION ISSUE



5 / 08 / 287 3

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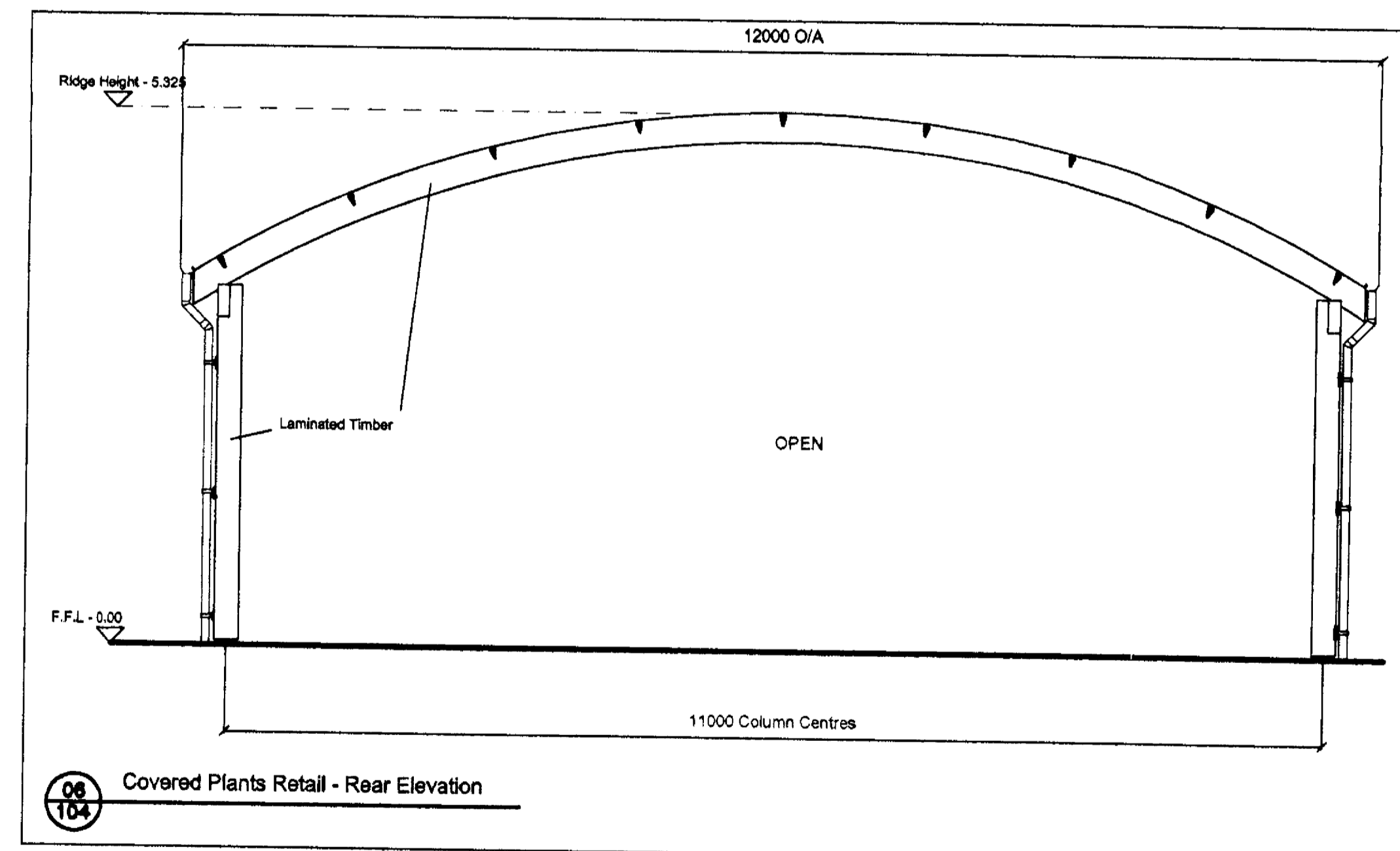
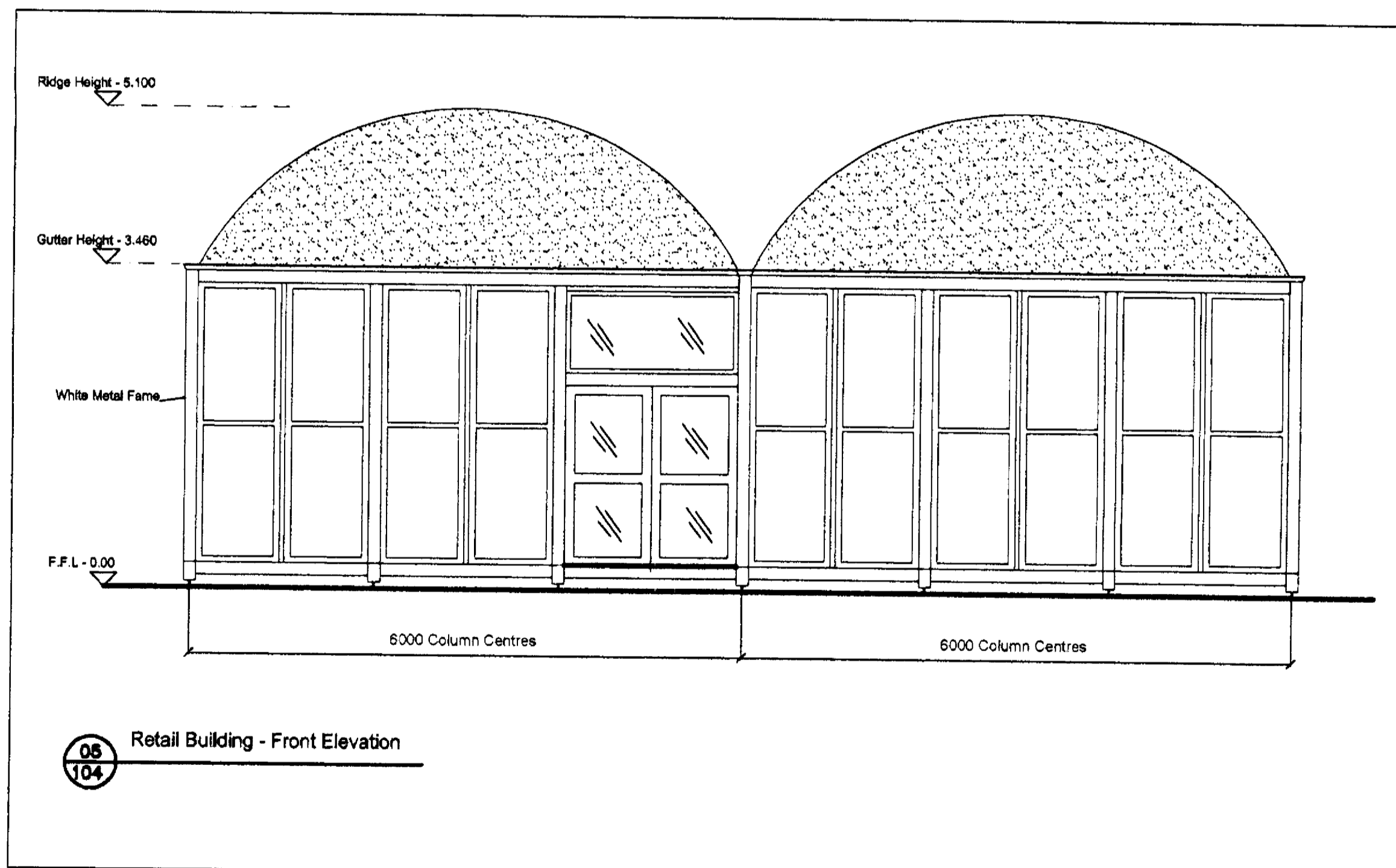
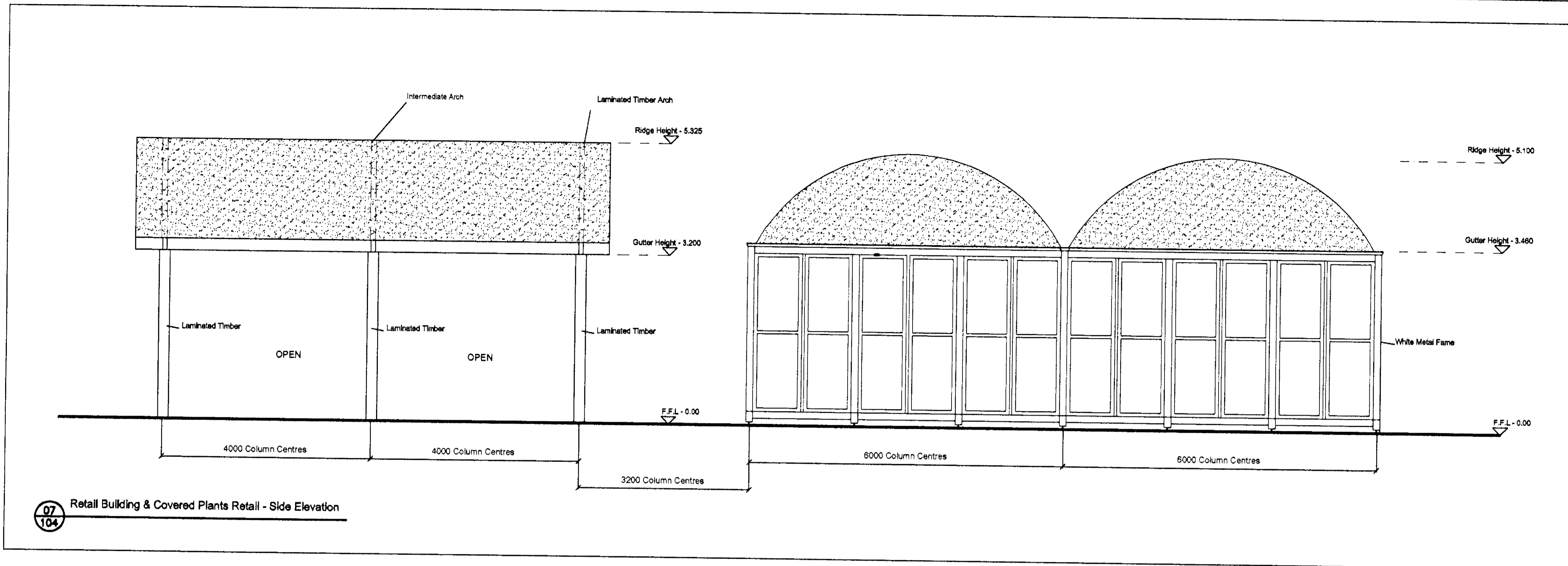
1 Foxcombe - South Harting - Petersfield GU24 5PL
 tel: 01738 82 66 88
 email: febo@designs@btinternet.com

Butterfly World
Servery Building - Plan & Elevations

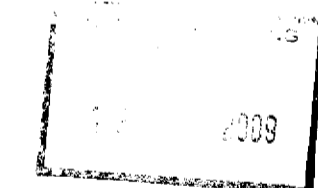
DRAWING NO.	DRAWN	SCALE	DATE	REV.
115	AF	1:50 A1	Jan. 09	-

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CONSTRUCTION
ISSUE



5 / 08 / 2878



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email: febo@btinternet.com

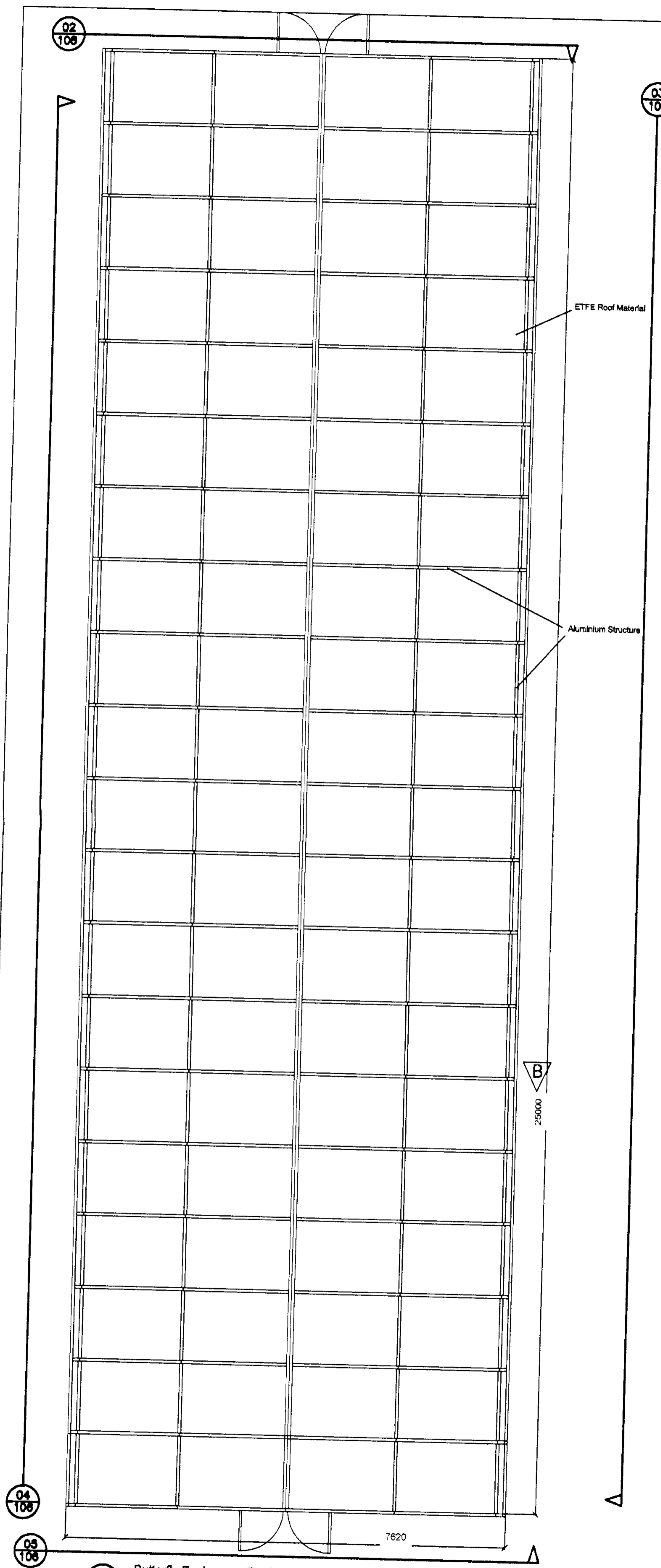
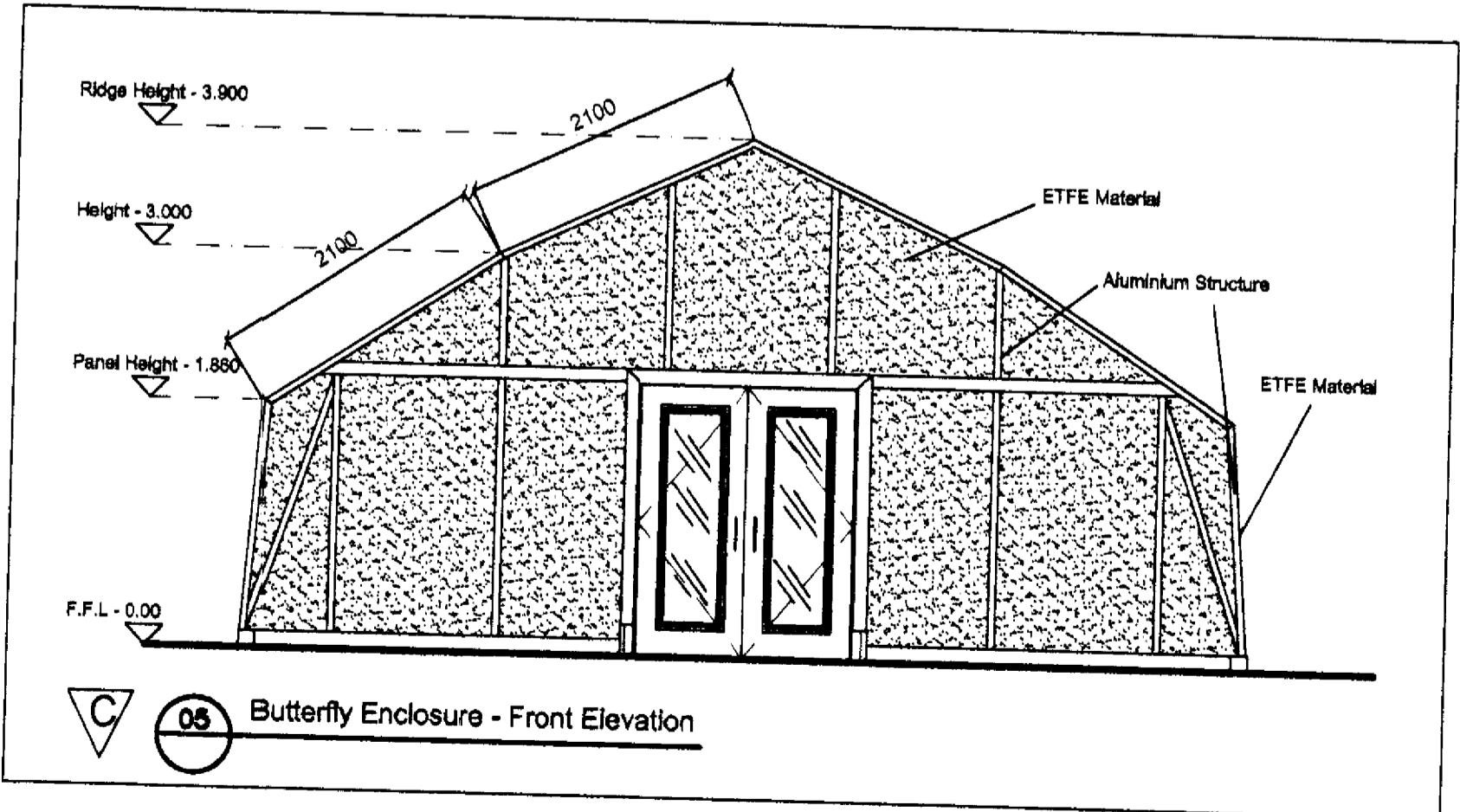
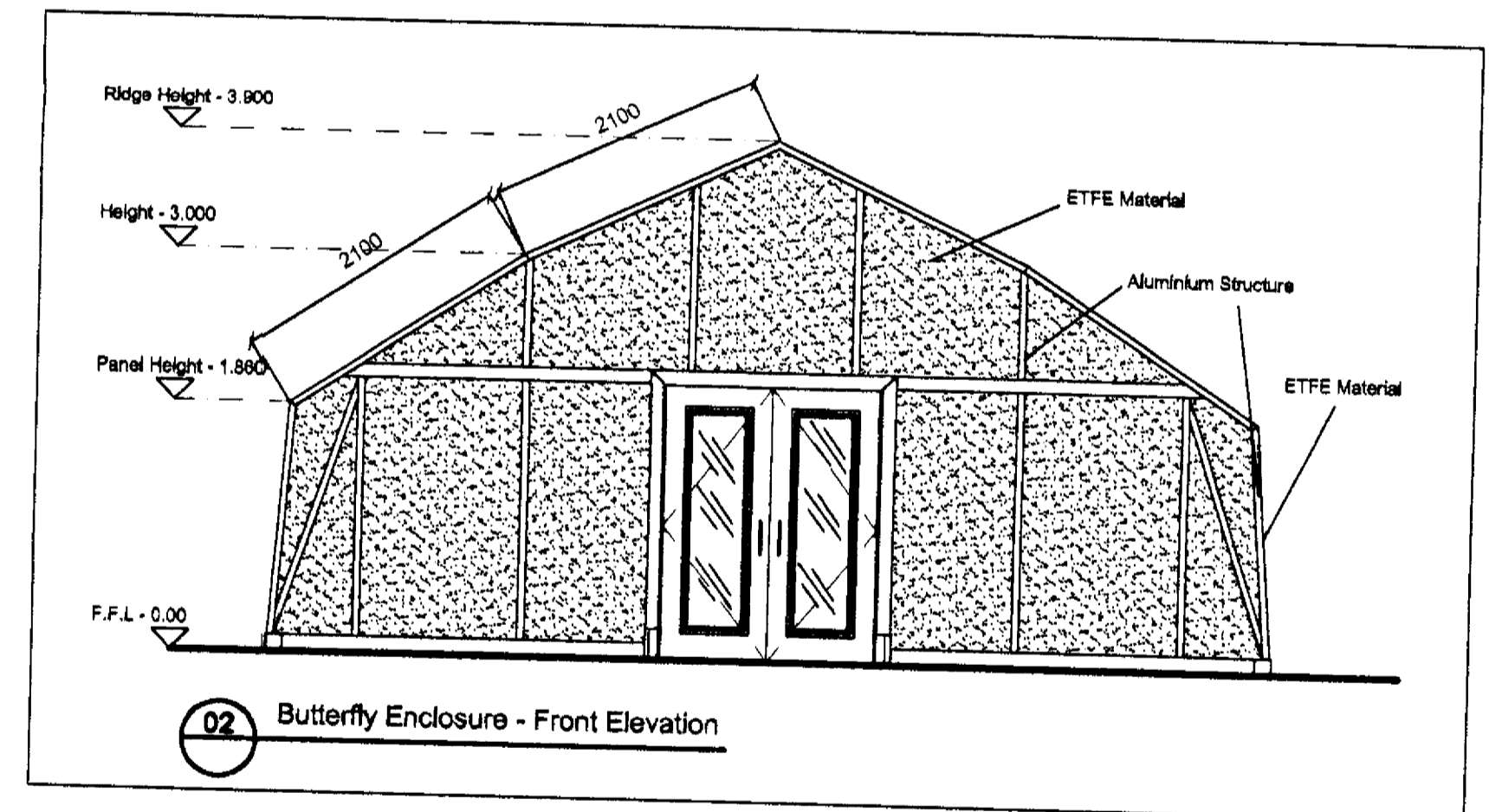
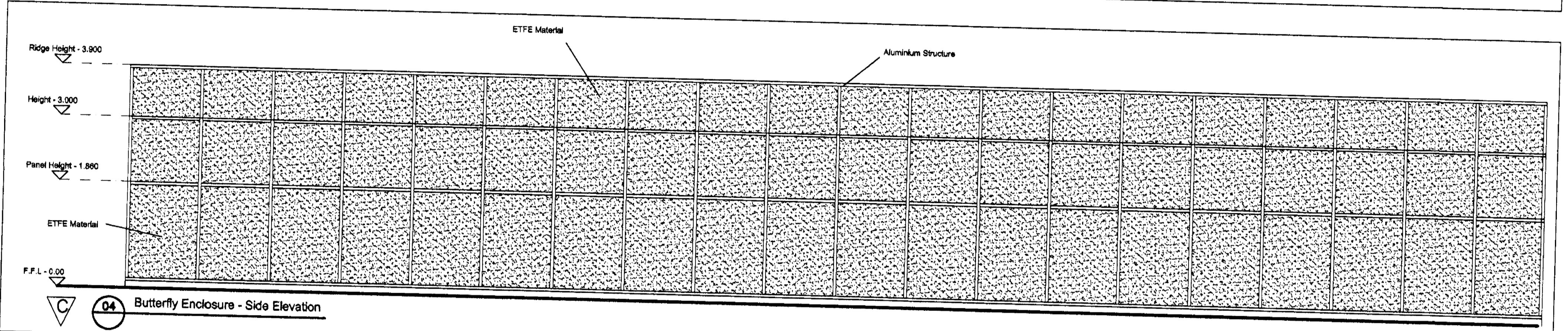
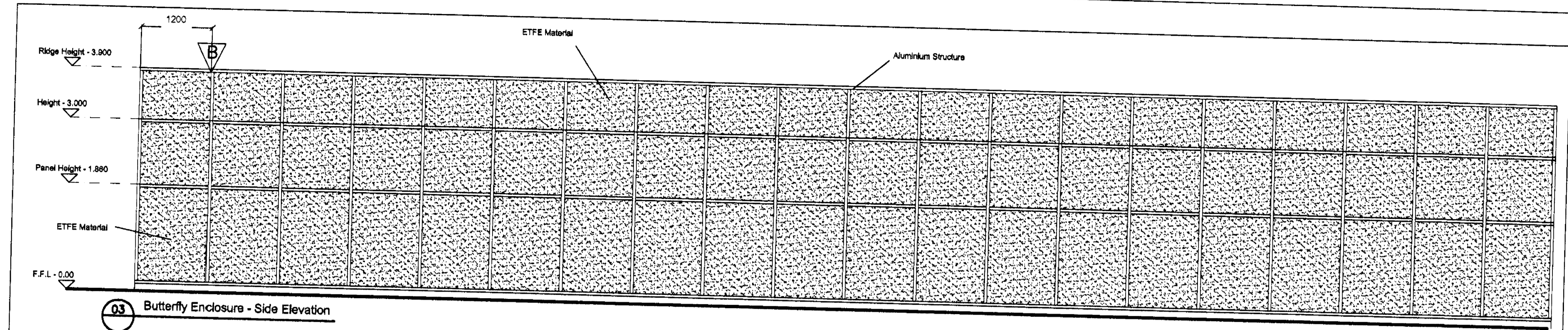
Butterfly World

Retail Building & Covered Plants Retail - Elevations

DRAWING NO.	DRAWN	SCALE	DATE	REV.
114	AF	1:50 A1	Jan. 09	-

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CONSTRUCTION
ISSUE



5 / 08 / 287 8

NOTES:

DATE	REV.	COMMENTS
04-08-08	A	Design Intent Issue
24-09-08	B	Building Extended
14-01-09	C	Elevations Added

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Butterfly World
Butterfly Enclosure - Plan & Elevations

DRAWING NO. 106 DRAWN AF SCALE 1:50 A1 DATE Jan. 09 REV. C

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CONSTRUCTION ISSUE