

TOWN AND COUNTRY PLANNING ACT 1990

AGENT

Ray Dudman
Chrysalis Architects Ltd
Lavant House, 39 Lavant Street
Petersfield
Hampshire
GU32 3EL

APPLICANT

Butterfly World Project
Butterfly World
Miriam Lane, Off Noke Lane
Chiswell Green, St Albans
AL2 3NS

PLANNING PERMISSION

Temporary replacement of cafe and shop with study centre and breeding house

Butterfly World Miriam Lane Chiswell Green 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 08/04/2010 and received with sufficient particulars on 23/04/2010 and shown on the attached plan(s) subject to the following conditions and reasons:-

Condition

1. This permission shall be for a limited period only expiring 5 years after the date of this notice. On or before that date the building hereby permitted shall be removed, the and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason

1. To comply with Policy1 (Metropolitan Green Belt)of the St. Albans District Local Plan Review 1994.

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 (Metropolitan Green Belt) and 69 (General Design and Layout) of the St Albans District Local Plan Review 1994

Condition

3. 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

3. To comply with policy 69 of the St Albans District Local Plan Review 1994

Condition

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

THIS IS AN IMPORTANT DOCUMENT AND IS LIKELY TO BE REQUIRED WHEN YOU COME TO SELL YOUR PROPERTY. YOU ARE ADVISED TO KEEP IT WITH YOUR TITLE DEEDS.

Reason

4. To comply with policy 69 of the St Albans District Local Plan Review 1994

Condition

5. 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 Gardens and shall be used for no other purpose without the prior approval in writing of the Local Planning Authority

Reason

5. To comply with Policies 1 (Metropolitan Green Belt)and 69 (General Design and Layout of the St Albans District Local Plan Review 1994

Justification for the grant of planning permission

The proposed temporary buildings are acceptable in the Green Belt during the on going implementation phases of the main development and there are very special circumstances to justify them in the Green Belt. There are no highway issues. The proposal complies with Policies 1(Metropolitan Green Belt, 34, Highway Considerations), 69 (General Design and Layout), and 74 (Landscaping and Tree Preservation) of the St Albans District Local Plan Review 1994

Signed



Heather Cheesbrough
Head of Planning & Building Control

Dated 16/06/2010

SEE ATTACHED SHEET FOR NOTES

Informative:

This decision is based on the design and access statement accompanying the application and stamped 14.4.2010, and drawing no's AA(P) LOC1; 891-019 Rev P2 D; AA (P2) 200/01 and 02; AA(P2) 100/01; and AA(P2)50/01 04 Rev A to 06.

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

| 1. Applicant Name and Address | 2. Agent Name and Address |
|--|--|
| Title: <input type="text"/> First name: <input type="text"/> | Title: <input type="text"/> First name: <input type="text"/> |
| Last name: <input type="text"/> | Last name: <input type="text"/> |
| Company (optional): <input type="text" value="BUTTERFLY WORLD PROJECT"/> | Company (optional): <input type="text" value="CHRYSALIS ARCHITECTS"/> |
| Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/> | Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/> |
| House name: <input type="text" value="BUTTERFLY WORLD"/> | House name: <input type="text" value="LAVANT HOUSE"/> |
| Address 1: <input type="text" value="MIRIAM LANE"/> | Address 1: <input type="text" value="39 LAVANT STREET"/> |
| Address 2: <input type="text" value="OFF NOKE LANE"/> | Address 2: <input type="text"/> |
| Address 3: <input type="text" value="CHISWELL GREEN"/> | Address 3: <input type="text"/> |
| Town: <input type="text" value="ST ALBANS"/> | Town: <input type="text" value="PETERSFIELD"/> |
| County: <input type="text" value="HERTFORDSHIRE"/> | County: <input type="text" value="HAMPSHIRE"/> |
| Country: <input type="text"/> | Country: <input type="text"/> |
| Postcode: <input type="text" value="AL2 3NS"/> | Postcode: <input type="text" value="GU32 3E"/> |

3. Description of the Proposal

Please describe the proposed development, including any change of use:

REPLACEMENT OF TEMPORARY CAFE & SHOP WITH NEW STUDY CENTRE AND BREEDING HOUSE DURING DEVELOPMENT OF SITE

5/10/0872



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

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed? Yes No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

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: MIRIAM LANE

Address 2: OFF NOKE LANE

Address 3: CHISWELL GREEN

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:
ALAN MOORHOUSE

Reference:
APPLICATION 5/08/2878

Date (DD/MM/YYYY):
(must be pre-application submission) 12/03/2010

Details of pre-application advice received?
NEW APPLICATION REQUIRED FOR REPLACEMENT BUILDINGS

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)

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:
FOOD WASTE COLLECTED EVERY DAY

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. Authority Employee / Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? Yes No

If yes please provide details of the name, relationship and role
5/10/0872

10. Materials

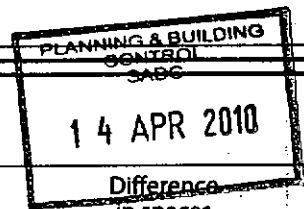
If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

| | Existing (where applicable) | Proposed | Not applicable | Don't Know |
|---|--|--|-------------------------------------|--------------------------|
| Walls | portacabins - timber tented structures - polycarbonate butterfly enclosure - ETFE | Cabins - timber breeding house - ETFE | <input type="checkbox"/> | <input type="checkbox"/> |
| Roof | portacabins - timber tented structures - fabric (white) butterfly enclosure - ETFE | cabins - black felt shingles breeding house - ETFE | <input type="checkbox"/> | <input type="checkbox"/> |
| Windows | portacabins - aluminium tented structures - polycarbonate butterfly enclosure - ETFE | cabins - timber breeding house - ETFE | <input type="checkbox"/> | <input type="checkbox"/> |
| Doors | portacabins - timber tented structures - polycarbonate butterfly enclosure - timber | cabins - timber with glazed panels breeding house - timber with glazed panels | <input type="checkbox"/> | <input type="checkbox"/> |
| Boundary treatments (e.g. fences, walls) | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Vehicle access and hard-standing | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lighting | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) | | | <input checked="" 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



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 | 0 |
| Light goods vehicles/ public carrier vehicles | 0 | 0 | 0 |
| Motorcycles | 0 | 0 | 0 |
| Disability spaces | 52 | 52 | 0 |
| Cycle spaces | 32 | 32 | 0 |
| Other (e.g. Bus) | 12 | 12 | 0 |
| Other (e.g. Bus) | | | |

5/10/0872

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

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:

BUTTERFLY AND PLANT DISPLAY

Is the site currently vacant? Yes No

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

When did this use end (if known)?

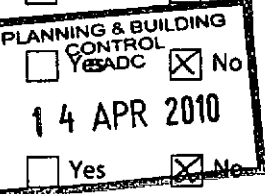
DD/MM/YYYY

(date where known may be approximate)

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?



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

5/10/0872

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

Yes No

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 |

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) = | | | | | | | B |

| 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) = | | | | | | | C |

| 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) = | | | | | | | D |

| 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 |

PLANNING & BUILDING CONTROL
SADC
4 APR 2010

5/10/0872

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

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 | 943.5 | SEE | ATTACHED SCHEDULE |
| Total | | | | | |

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 checked="" type="checkbox"/> | | | |
| C2 | Residential Institutions | <input checked="" type="checkbox"/> | | | |
| OTHER | | <input checked="" type="checkbox"/> | | | |
| Please Specify | | <input type="checkbox"/> | | | |

20. Employment

Please complete the following information regarding employees:

| | Full-time | Part-time | Total Full-time equivalent |
|--------------------|-----------|-----------|----------------------------|
| Existing employees | 4 | 0 | 4 |
| Proposed employees | 8 | 6 | 11 |

PLANNING & BUILDING CONTROL SADC
14 APR 2010

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 | |
| | | | | |

22. Site Area

Please state the site area in hectares (ha)

5/10/0872

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:

Butterfly and plant display

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 checked="" type="checkbox"/> | | |
| Non-hazardous landfill | <input checked="" type="checkbox"/> | | |
| Hazardous landfill | <input checked="" type="checkbox"/> | | |
| Energy from waste incineration | <input checked="" type="checkbox"/> | | |
| Other incineration | <input checked="" type="checkbox"/> | | |
| Landfill gas generation plant | <input checked="" type="checkbox"/> | | |
| Pyrolysis/gasification | <input checked="" type="checkbox"/> | | |
| Metal recycling site | <input checked="" type="checkbox"/> | | |
| Transfer stations | <input checked="" type="checkbox"/> | | |
| Material recovery/recycling facilities (MRFs) | <input checked="" type="checkbox"/> | | |
| Household civic amenity sites | <input checked="" type="checkbox"/> | | |
| Open windrow composting | <input checked="" type="checkbox"/> | | |
| In-vessel composting | <input checked="" type="checkbox"/> | | |
| Anaerobic digestion | <input checked="" type="checkbox"/> | | |
| Any combined mechanical, biological and/or thermal treatment (MBT) | <input checked="" type="checkbox"/> | | |
| Sewage treatment works | <input checked="" type="checkbox"/> | | |
| Other treatment | <input checked="" type="checkbox"/> | | |
| Recycling facilities construction, demolition and excavation waste | <input checked="" type="checkbox"/> | | |
| Storage of waste | <input checked="" type="checkbox"/> | | |
| Other waste management | <input checked="" type="checkbox"/> | | |
| Other developments | <input checked="" type="checkbox"/> | | |

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

| | |
|---|--|
| Municipal | |
| 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:

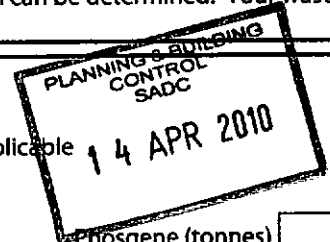
| | | | | | |
|------------------------|----------------------|-------------------------------|----------------------|------------------------------|----------------------|
| Acrylonitrile (tonnes) | <input type="text"/> | Ethylene oxide (tonnes) | <input type="text"/> | Phosgene (tonnes) | <input type="text"/> |
| 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):



5/10/0872

25. Ownership 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 |
|---------------|---------|--------------------|
| | | |
| | | |
| | | |
| | | |
| | | |

PLANNING & BUILDING CONTROL
SADC
14 APR 2010

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

5/10/08 72

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. Ownership 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):

26. Agricultural Holdings

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):

08/04/2010

(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 |
|----------------|---------|--------------------|
| | | |
| | | |
| | | |
| | | |
| | | |

PLANNING & BUILDING
CONTROL
SADC

4 APR 2010

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

27. 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.

The original and 3 copies of a completed and dated application form:

The correct fee:

The original and 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:

The original and 3 copies of a design and access statement:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

5/10/0872

28. 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):

[Redacted Signature]

[Redacted Signature]

08/04/2010

(date cannot be pre-application)

29. Applicant Contact Details

Telephone numbers

| | | |
|---------------------------|---------------------------|-------------------|
| Country code: | National number: | Extension number: |
| [] | [] | [] |
| Country code: | Mobile number (optional): | |
| [] | [] | |
| Country code: | Fax number (optional): | |
| [] | [] | |
| Email address (optional): | | |
| [] | | |

30. Agent Contact Details

Telephone numbers

| | | |
|---------------------------|---------------------------|-------------------|
| Country code: | National number: | Extension number: |
| [] | 01730-262222 | [] |
| Country code: | Mobile number (optional): | |
| [] | [] | |
| Country code: | Fax number (optional): | |
| [] | [] | |
| Email address (optional): | | |
| rdarch@globalnet.co.uk. | | |

31. 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:

[Redacted Contact Name]

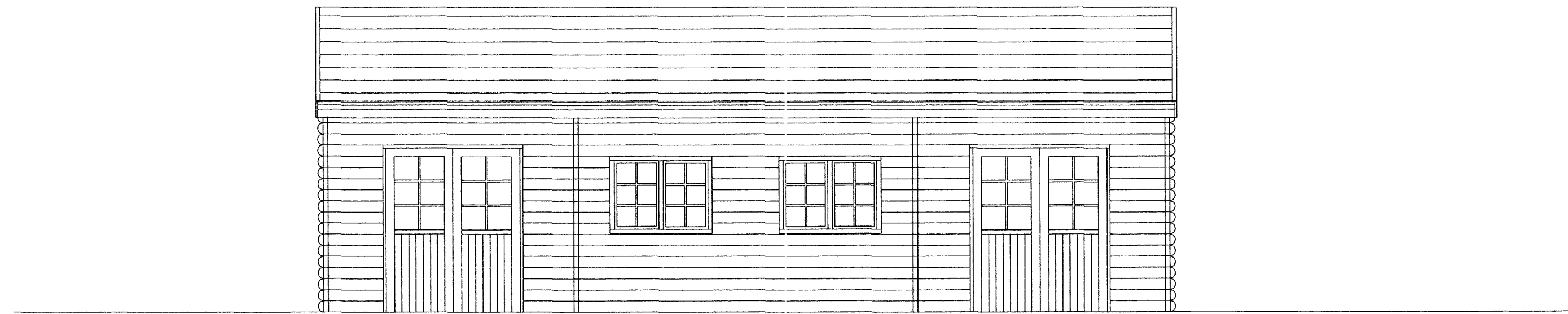
[Redacted Telephone Number]

Email address:

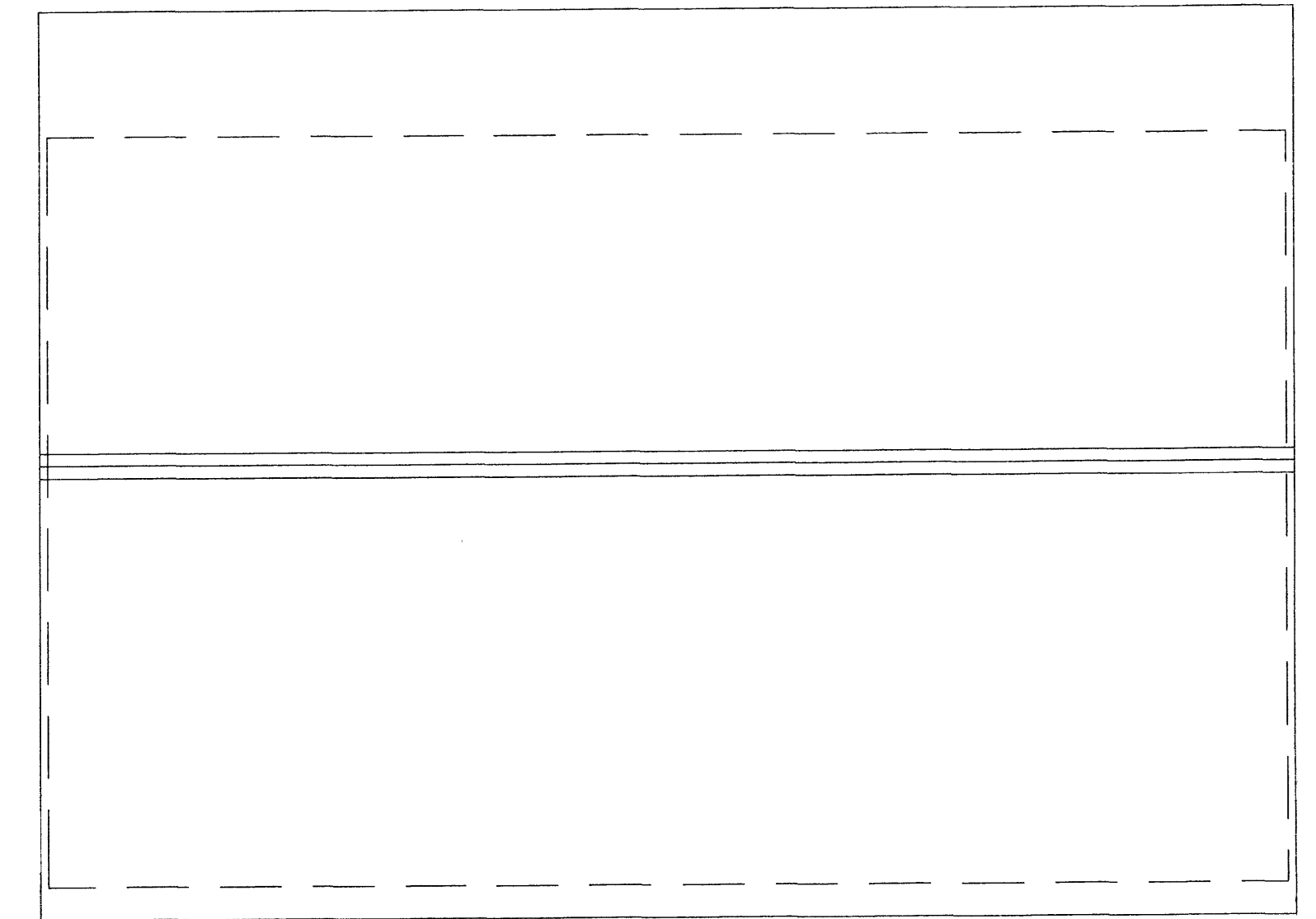
[Redacted Email Address]



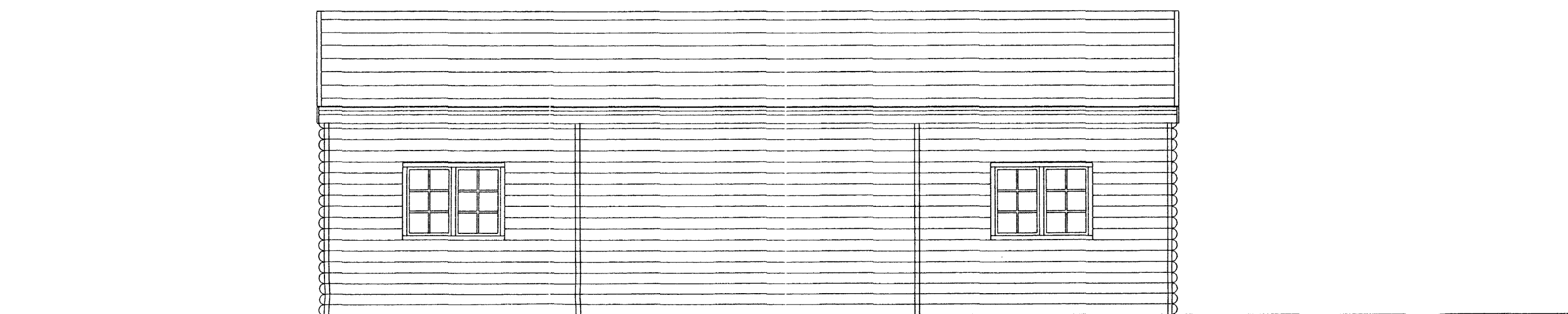
5/10/0872



NORTH EAST ELEVATION



ROOF PLAN

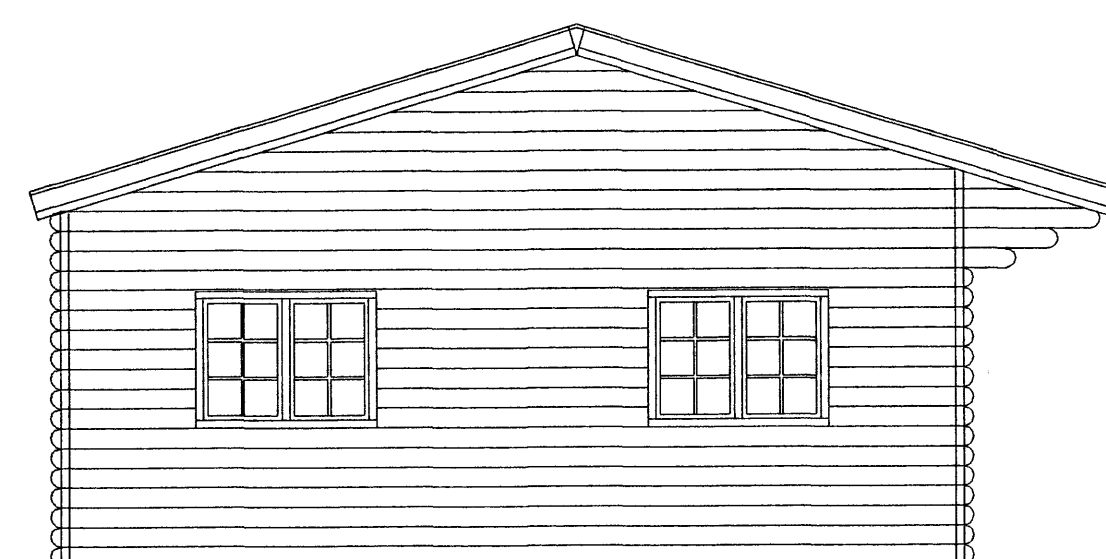


SOUTH WEST ELEVATION

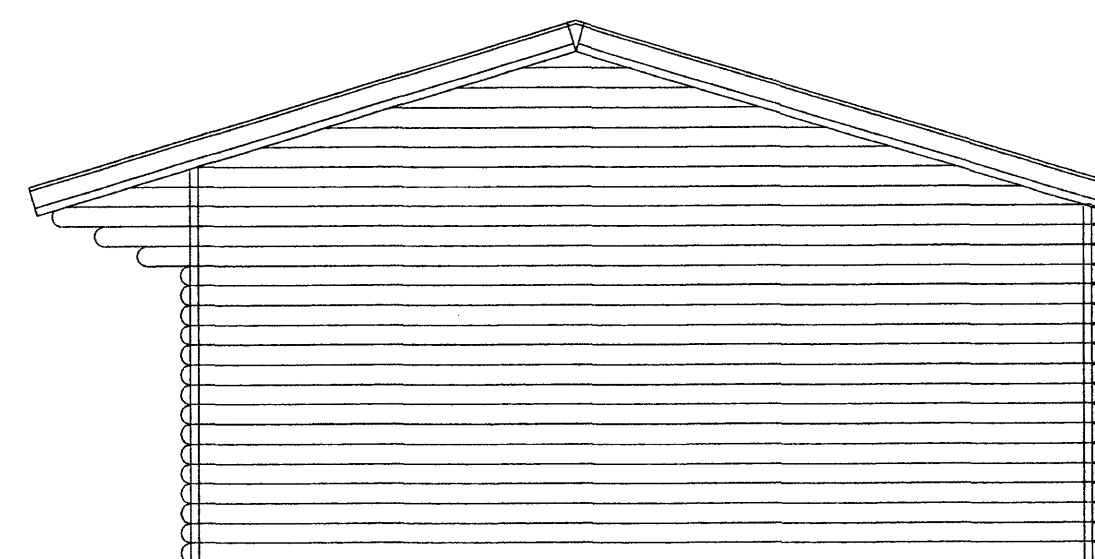


GROUND FLOOR PLAN

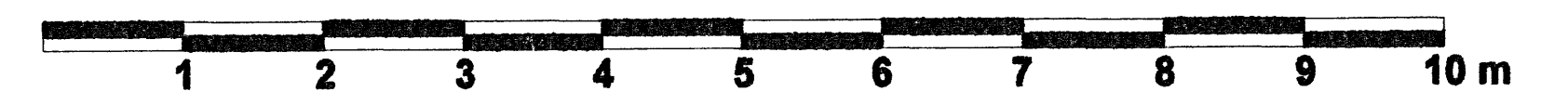
PLANNING & BUILDING
CONTROL
SADD
14 APR 2010



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

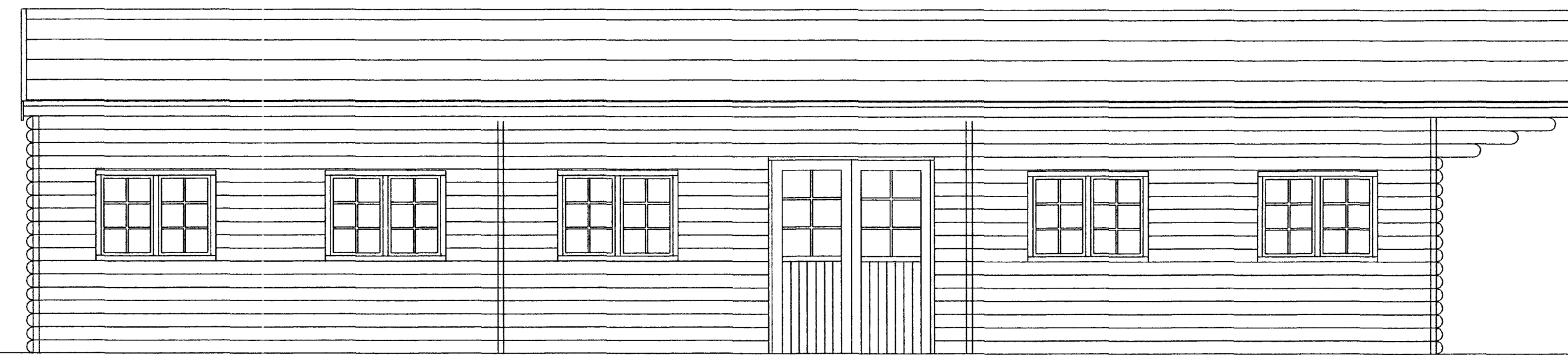


CHRYSALIS ARCHITECTS
Lavant House
39 Lavant Street
Petersfield
GU32 3EL
Tel: 01730 262222

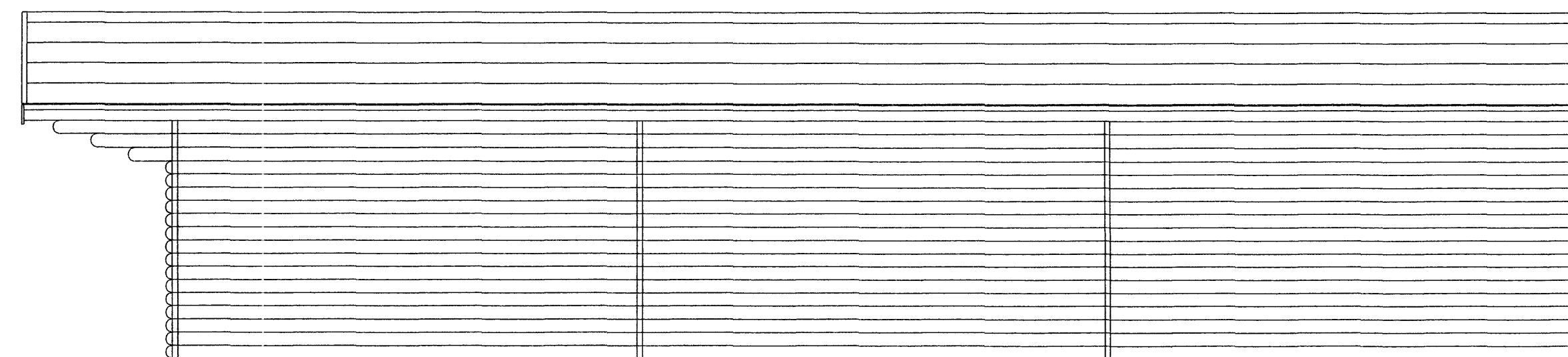
SHOP BUILDING:
Walls - 130 x 56 mm TimberLogs
Roof - Black Felt Shingles
Windows - Timber Framed
Doors - Timber Framed and Clad

BUTTERFLY WORLD
CHISWELL GREEN
Temporary Buildings
Shop Building
Scale 1:50
Dwg AA [P2] 50/05

5/10/0872



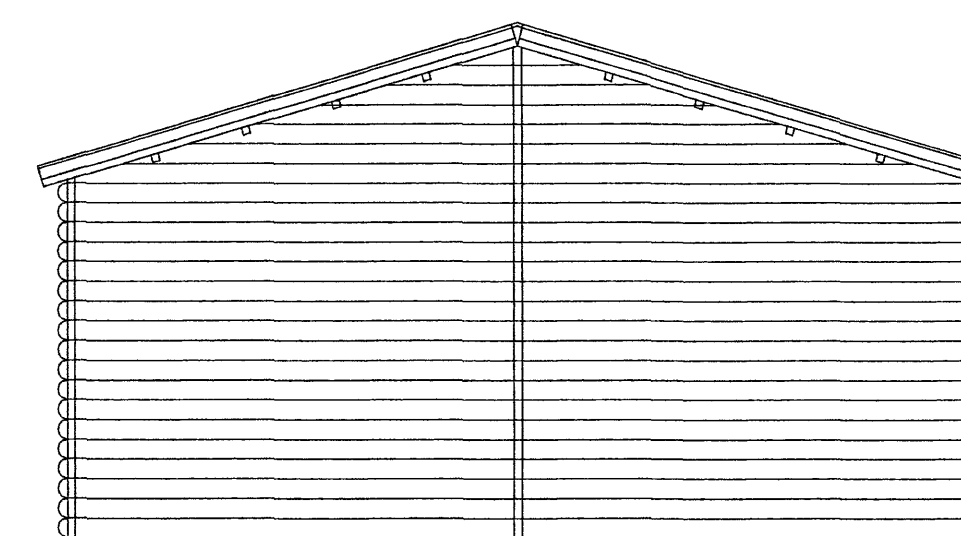
WEST ELEVATION



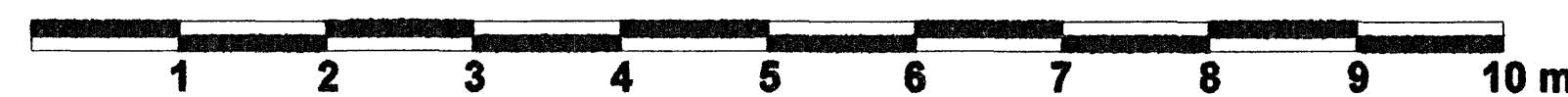
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



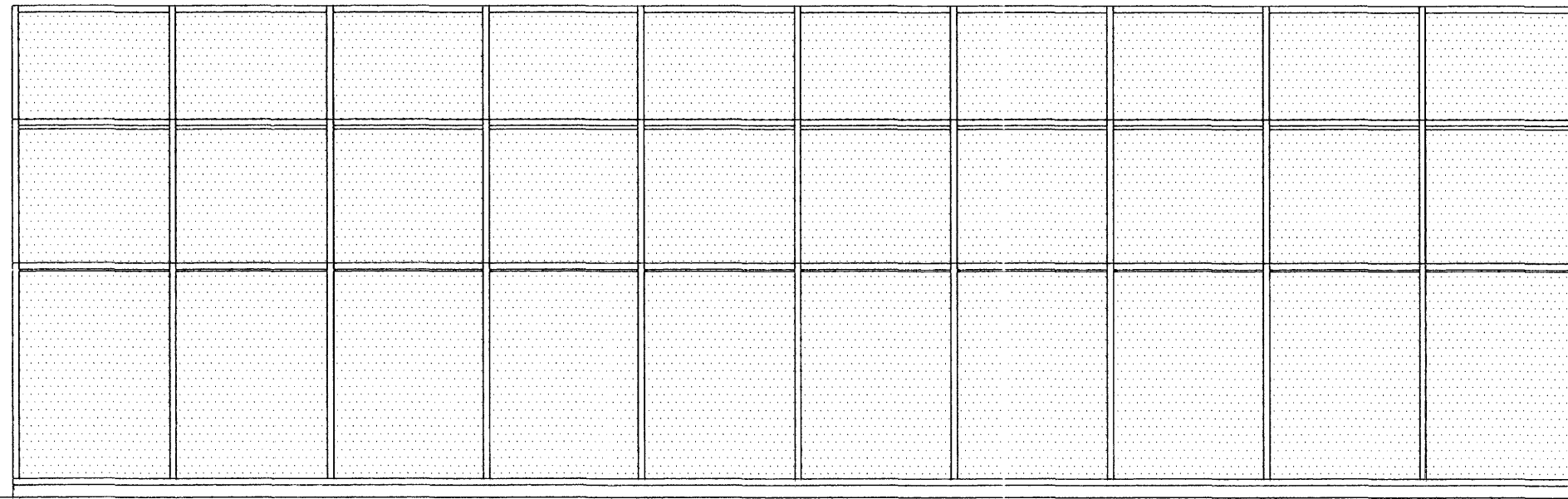
CHRYSALIS ARCHITECTS
 Lavant House
 39 Lavant Street
 Petersfield
 GU32 3EL
 Tel: 01730 262222

INSECT STUDY CENTRE:
 Walls - 130 x 56 mm TimberLogs
 Roof - Black Felt Shingles
 Windows - Timber Framed
 Doors - Timber Framed and Clad

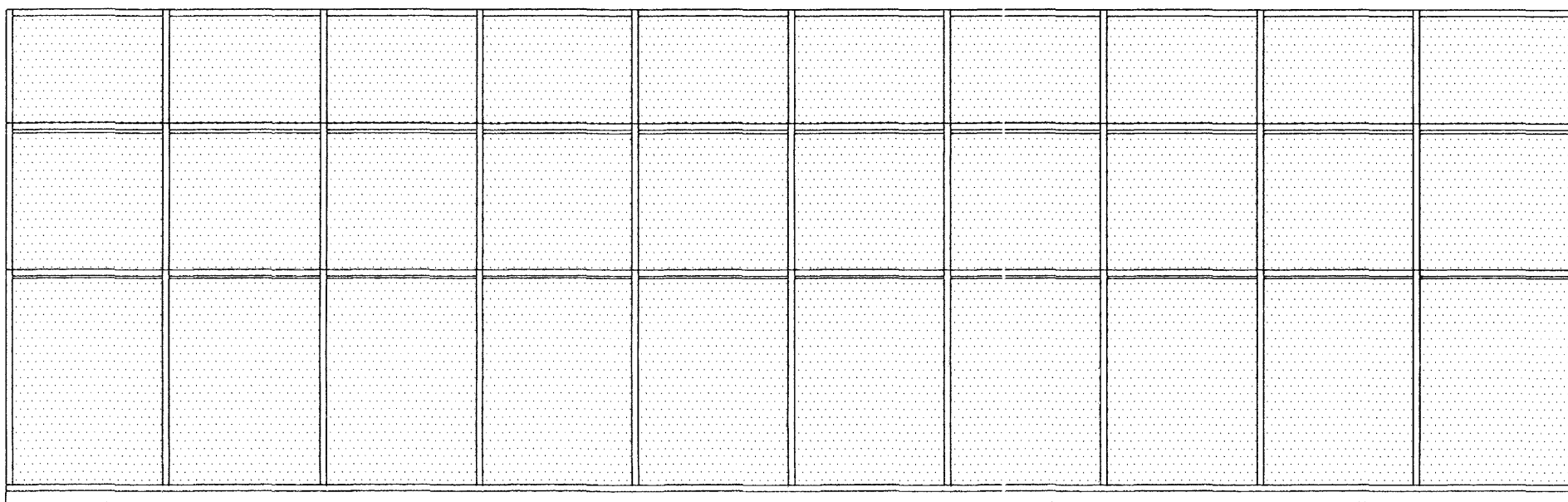
BUTTERFLY WORLD
 CHISWELL GREEN
 Temporary Buildings
 Study Centre - Elevations
 Scale 1:50
 Dwg AA [P2] 50/04 Rev A

PLANNING & BUILDING
 CONTROL
 SADC
 22 APR 2010

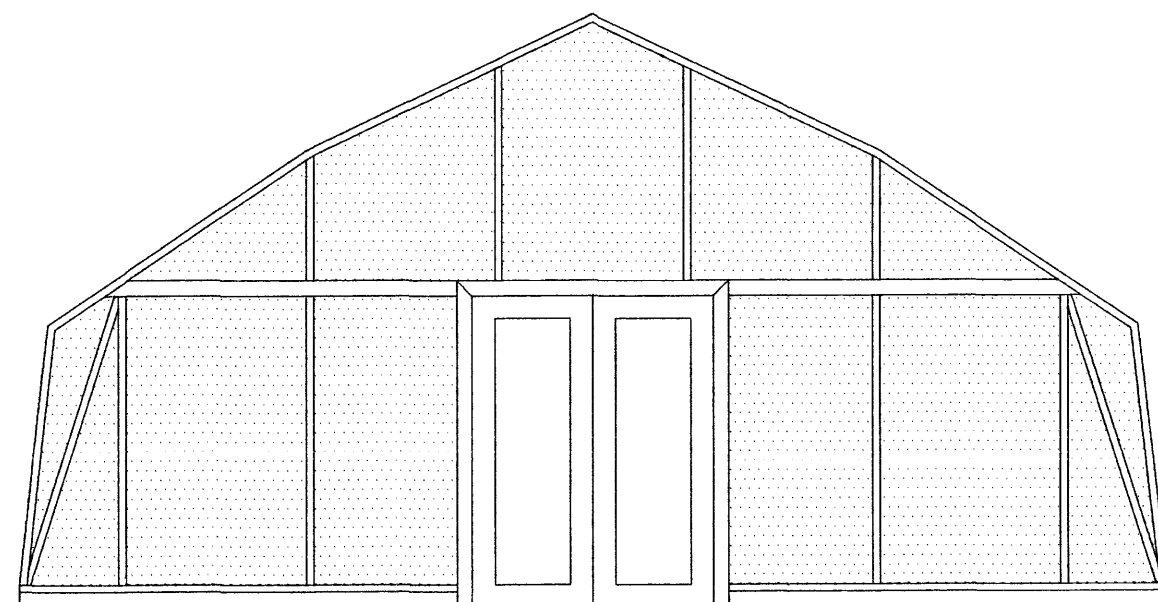
5/10/087



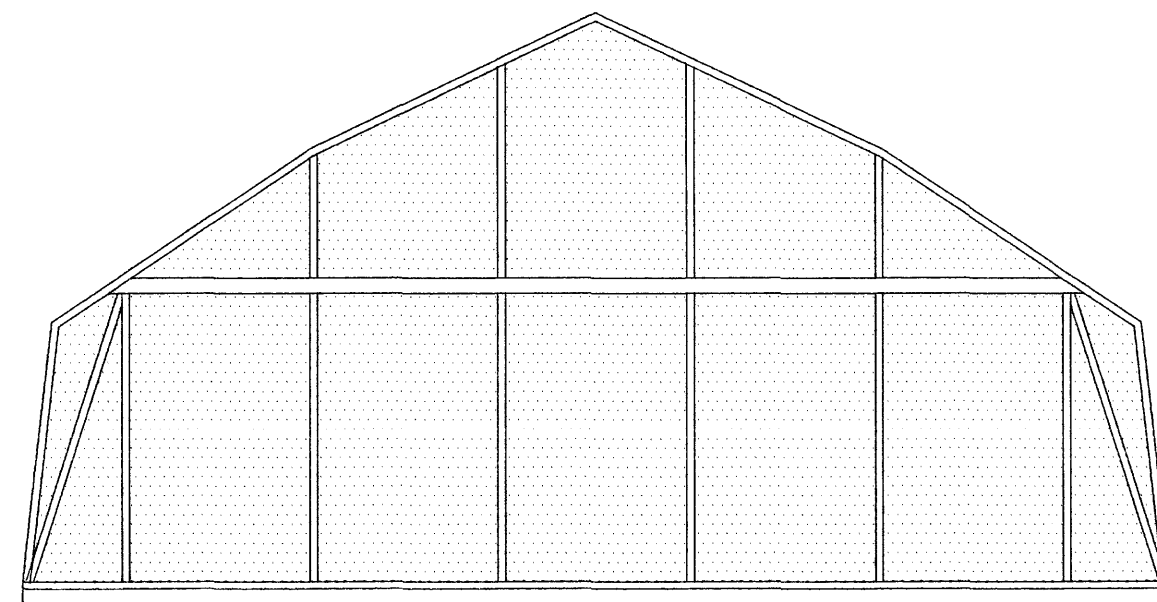
WEST ELEVATION



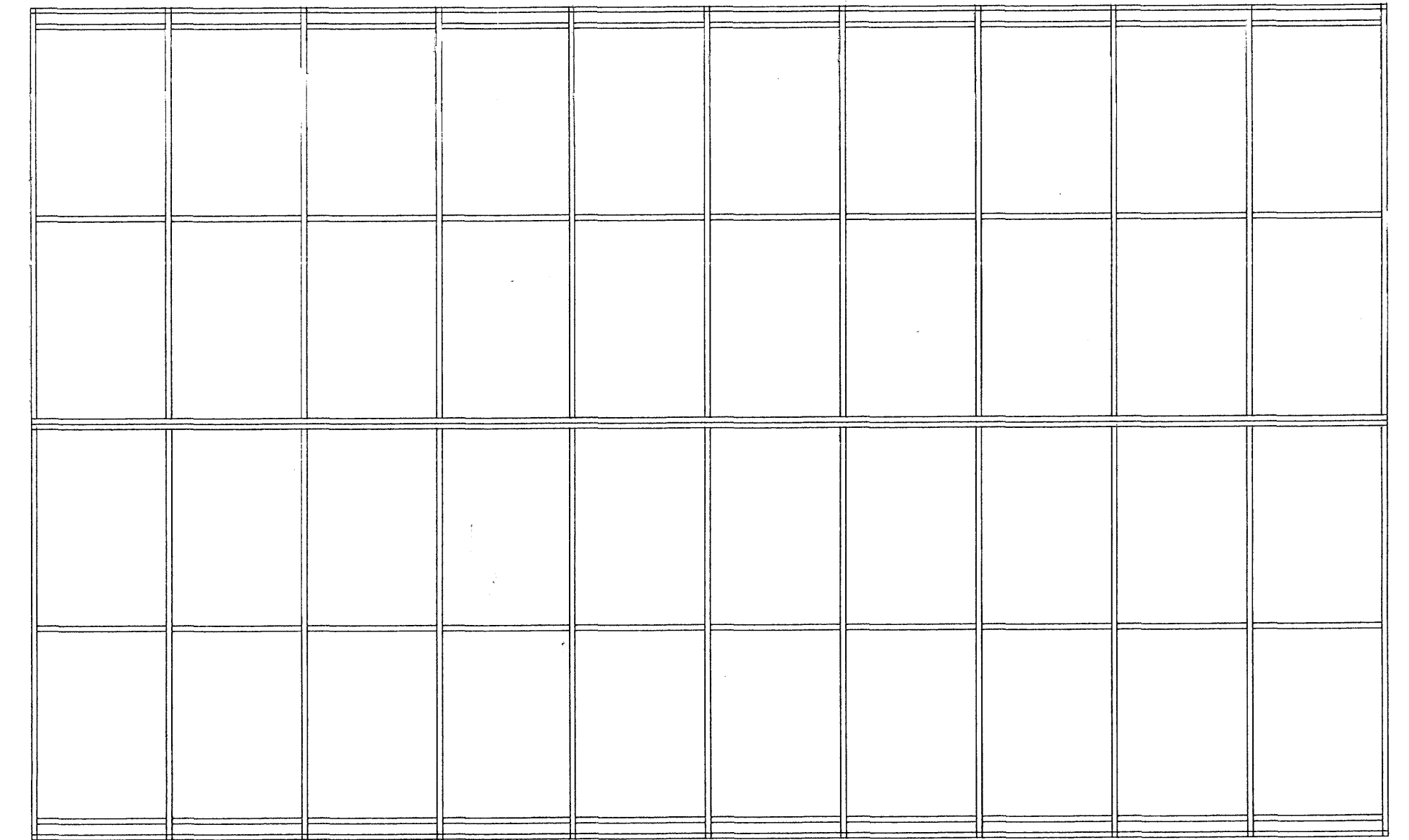
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

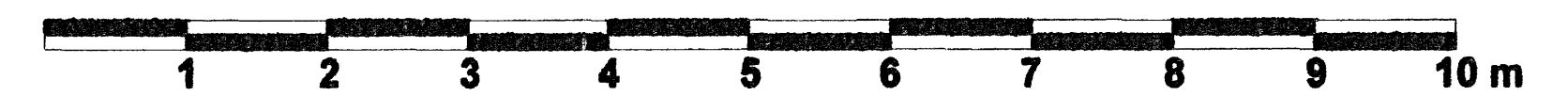


ROOF PLAN



GROUND FLOOR PLAN

PLANNING & BUILDING
CONTROL
14 APR 2010

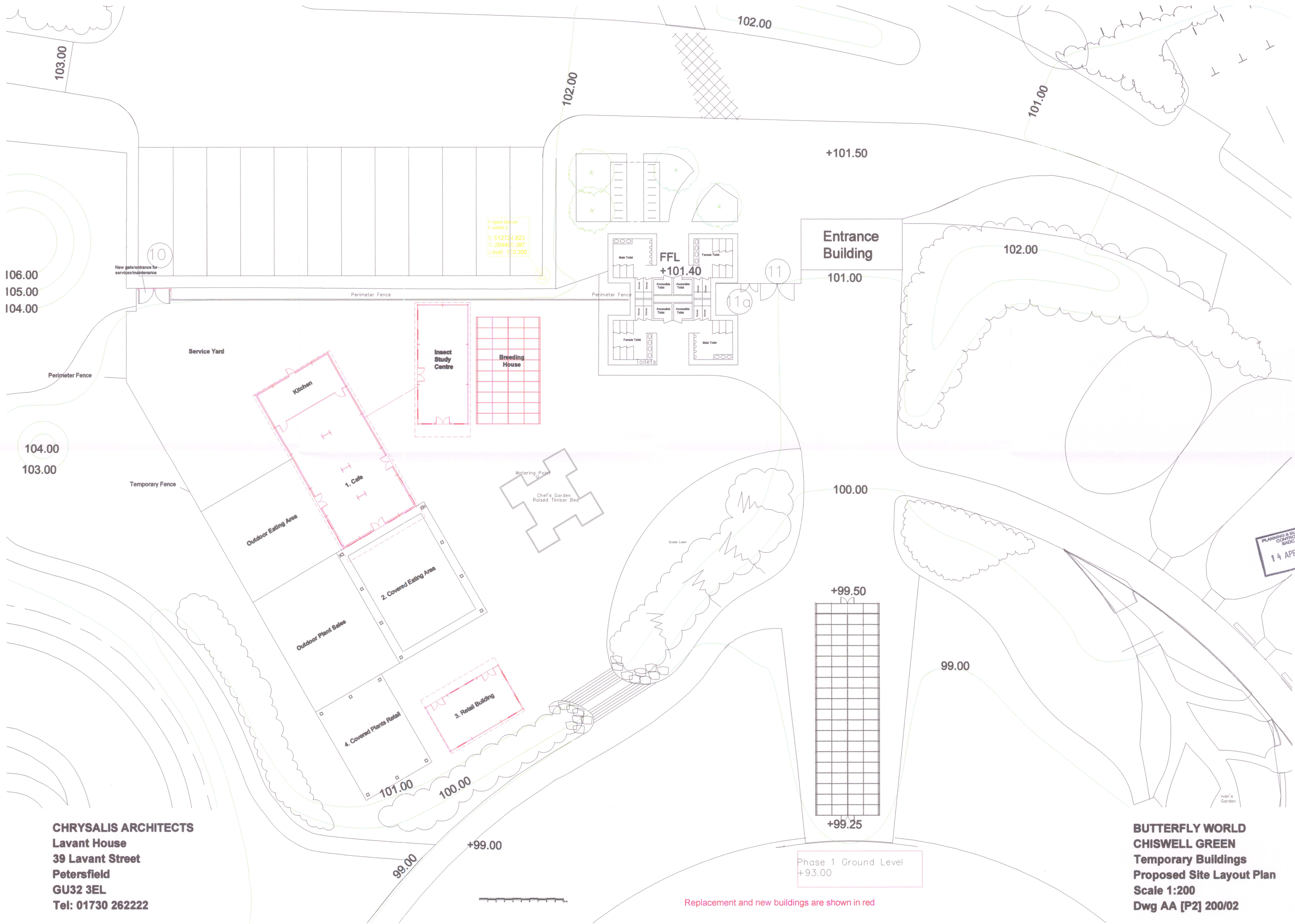


CHRYSALIS ARCHITECTS
Lavant House
39 Lavant Street
Petersfield
GU32 3EL
Tel: 01730 262222

BREEDING HOUSE:
Structure - 100 x 50 mm Timber Frame
Cladding - ETFE Panels
Doors - Timber Framed with Glass
Vision Panels

BUTTERFLY WORLD
CHISWELL GREEN
Temporary Buildings
Breeding House
Scale 1:50
Dwg AA [P2] 50/06

5/10/0872



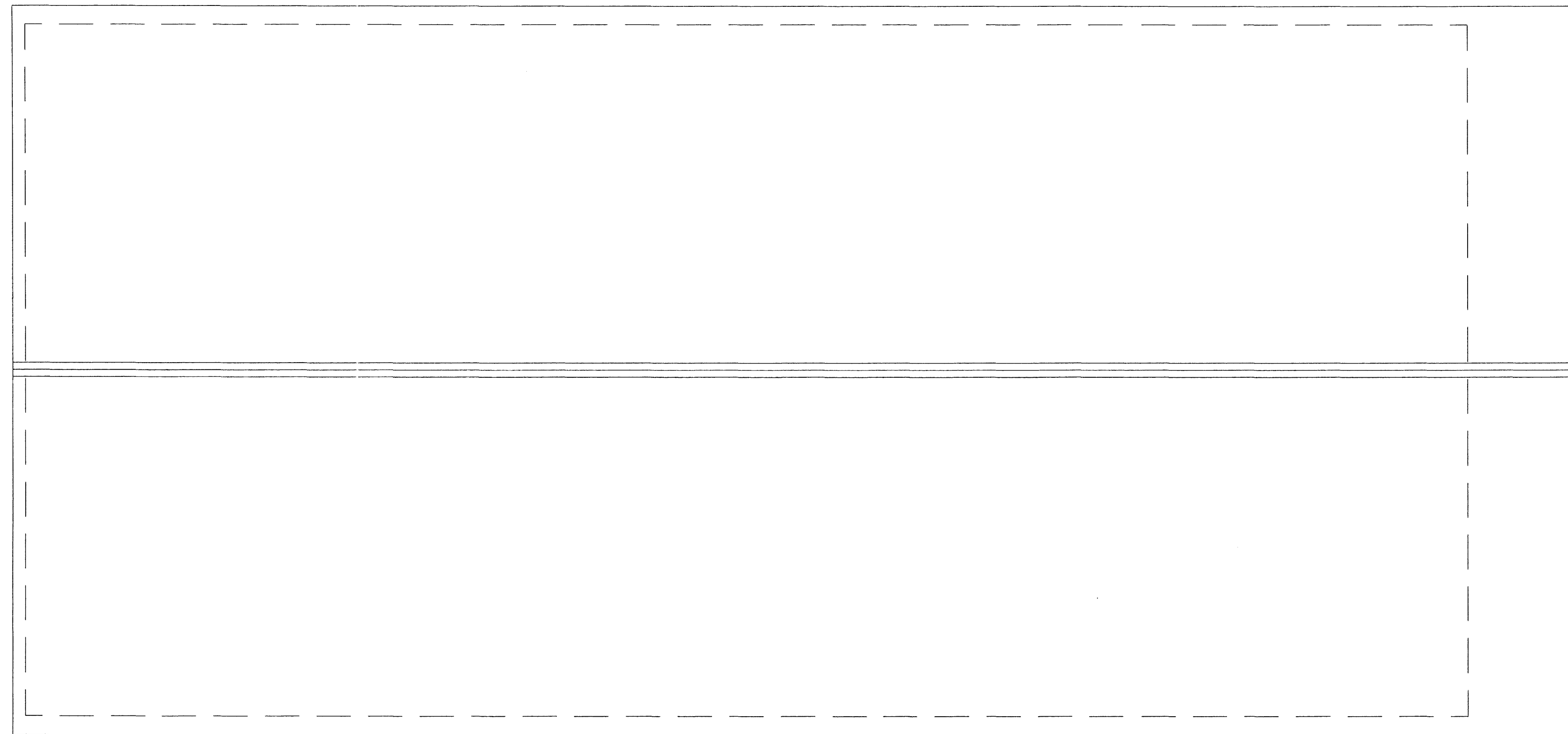
CHRYSALIS ARCHITECTS
 Lavant House
 39 Lavant Street
 Petersfield
 GU32 3EL
 Tel: 01730 262222

BUTTERFLY WORLD
 CHISWELL GREEN
 Temporary Buildings
 Proposed Site Layout Plan
 Scale 1:200
 Dwg AA [P2] 200/02

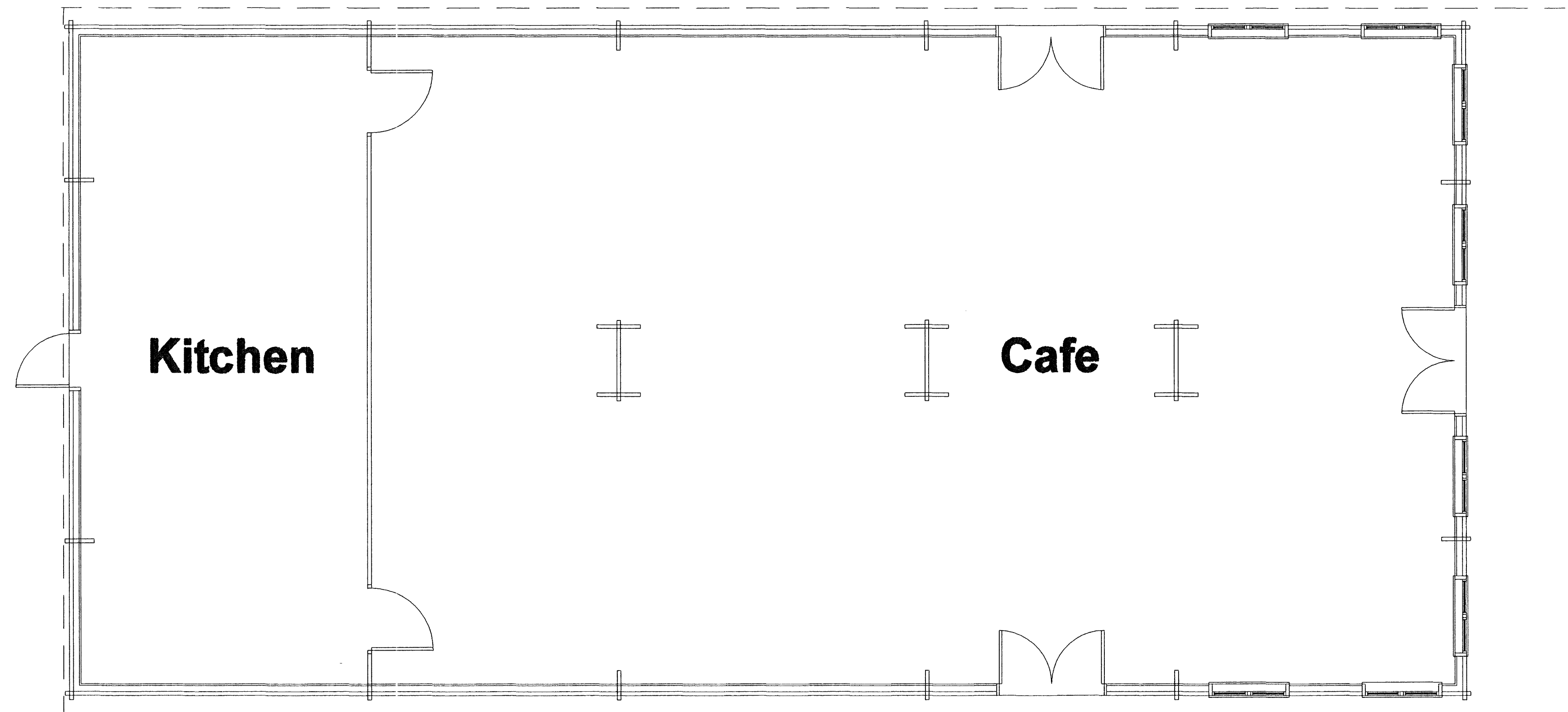
Replacement and new buildings are shown in red

5/10/0872

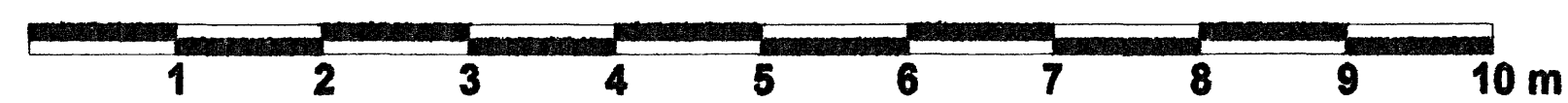
CAFE BUILDING:
Walls - 130 x 56 mm Timber Logs
Roof - Black Felt Shingles
Windows - Timber Framed
Doors - Timber Framed and Clad



ROOF PLAN



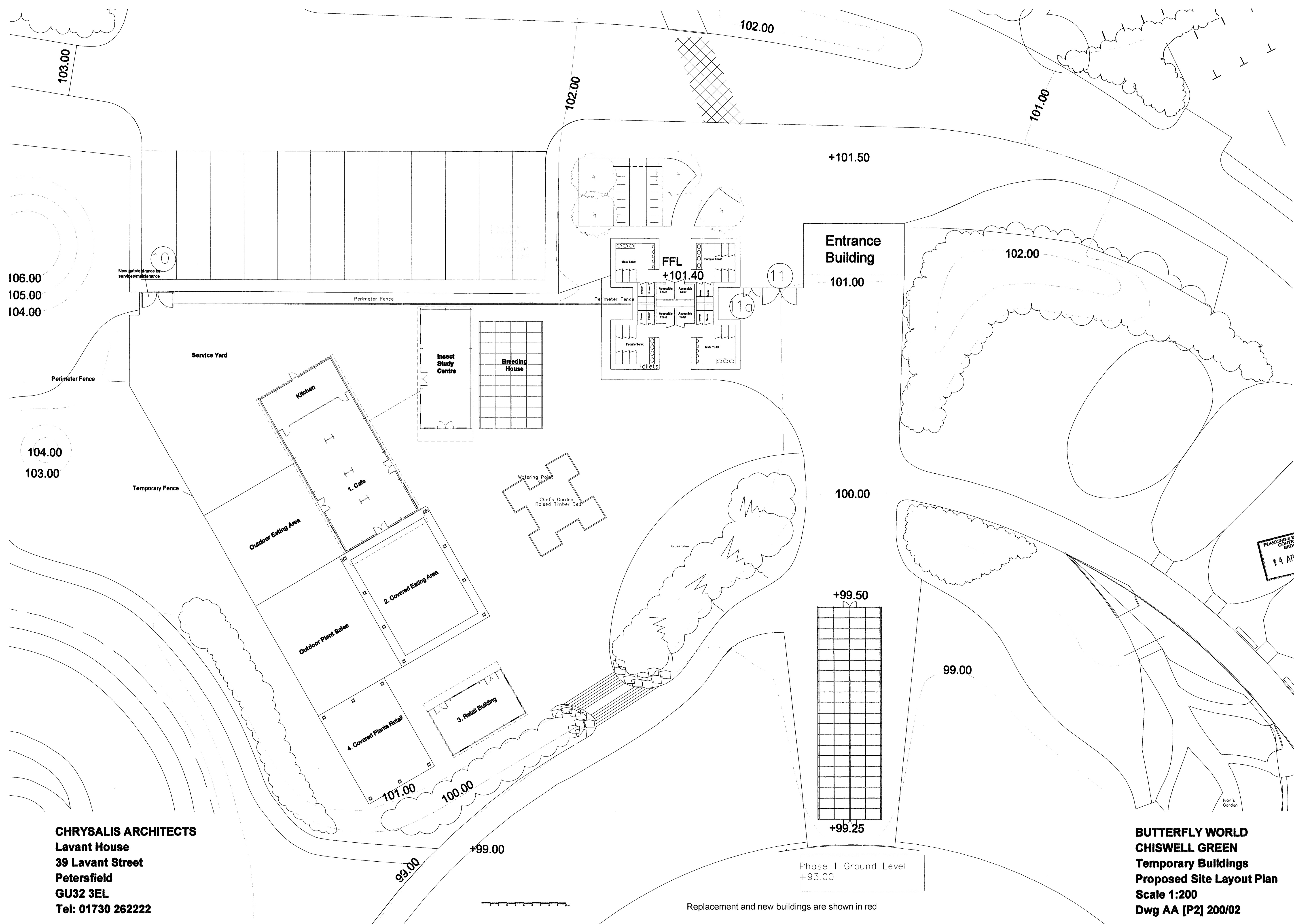
GROUND FLOOR PLAN



PLANNING & BUILDING
 CONTROL
 SADD
 14 APR 2010

CHRYSALIS ARCHITECTS
 Lavant House
 39 Lavant Street
 Petersfield
 GU32 3EL
 Tel: 01730 262222

BUTTERFLY WORLD
 CHISWELL GREEN
 Temporary Buildings
 Cafe Building - Floor Plans
 Scale 1:50 5/10/0872
 Dwg AA [P2] 50/01



PLANNING & BUILDING CONTROL
BADC
14 APR 2010

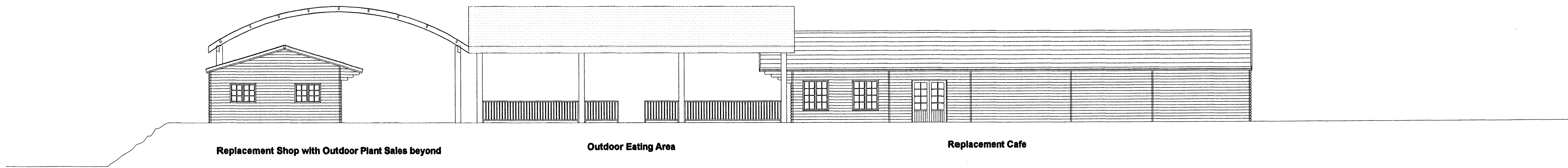
CHRYSALIS ARCHITECTS
Lavant House
39 Lavant Street
Petersfield
GU32 3EL
Tel: 01730 262222

BUTTERFLY WORLD
CHISWELL GREEN
Temporary Buildings
Proposed Site Layout Plan
Scale 1:200
Dwg AA [P2] 200/02

Phase 1 Ground Level
+93.00

Replacement and new buildings are shown in red

5/10/0872

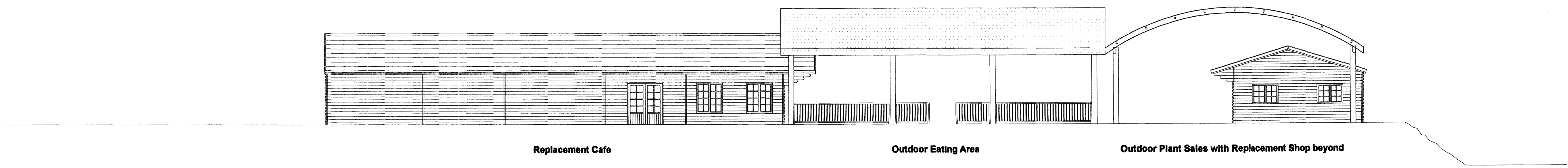


Replacement Shop with Outdoor Plant Sales beyond

Outdoor Eating Area

Replacement Cafe

NORTH EAST ELEVATION



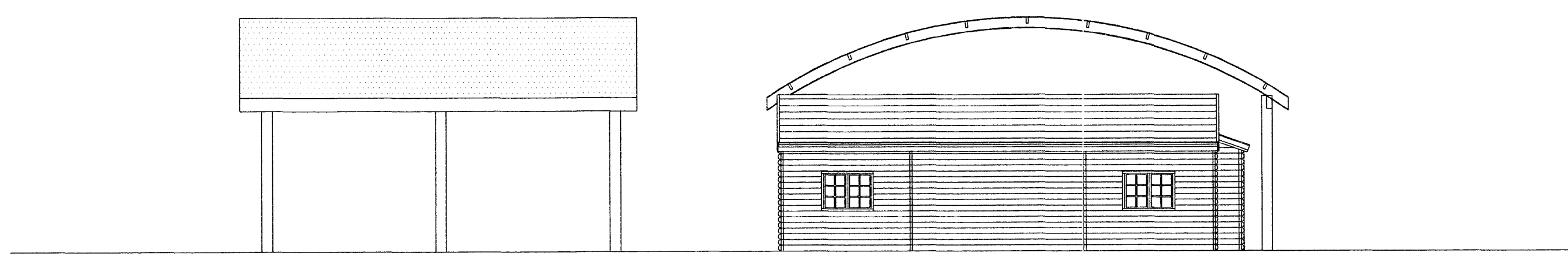
Replacement Cafe

Outdoor Eating Area

Outdoor Plant Sales with Replacement Shop beyond

SOUTH WEST ELEVATION

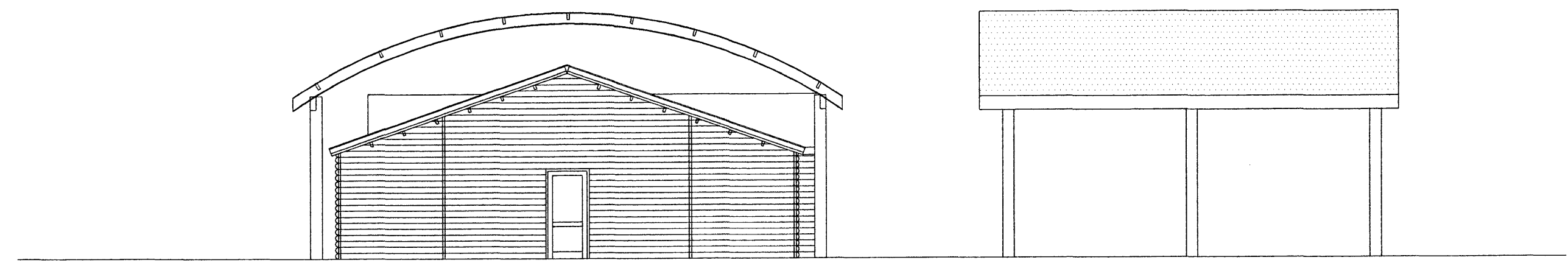
PLANNING & BUILDING
CONTROL
SADC
14 APR 2000



Outdoor Plant Sales

Replacement Shop with Outdoor Eating Area and Cafe beyond

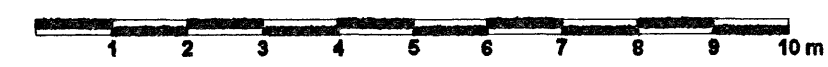
SOUTH EAST ELEVATION



Replacement Cafe with Outdoor Eating Area and Shop beyond

Outdoor Plant Sales

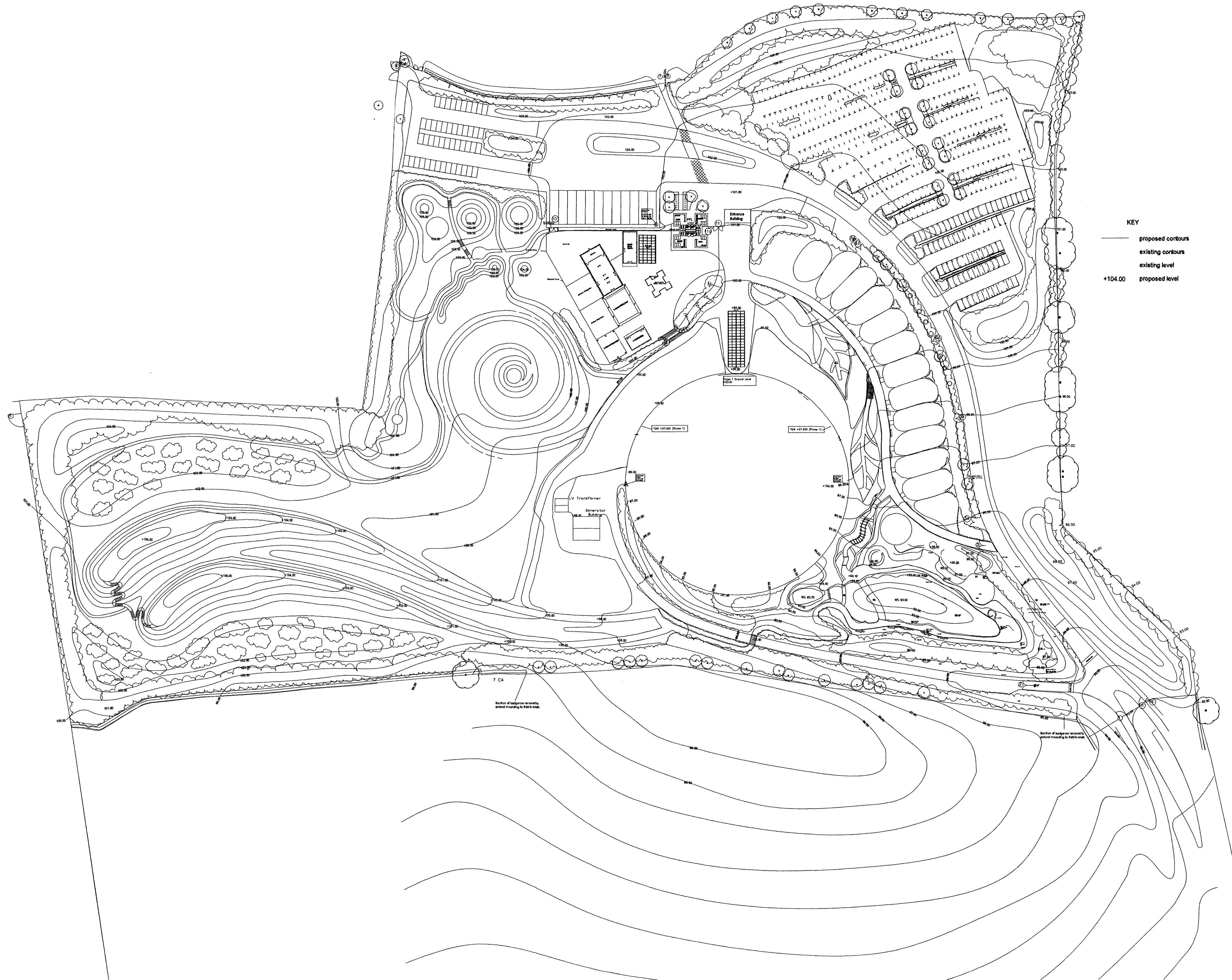
NORTH WEST ELEVATION



CHRYSALIS ARCHITECTS
Lavant House
39 Lavant Street
Petersfield
GU32 3EL
Tel: 01730 262222

BUTTERFLY WORLD
CHISWELL GREEN
Temporary Buildings
Catering & Retail Complex
Scale 1:100
Dwg AA [P2] 100/01

5/10/0872

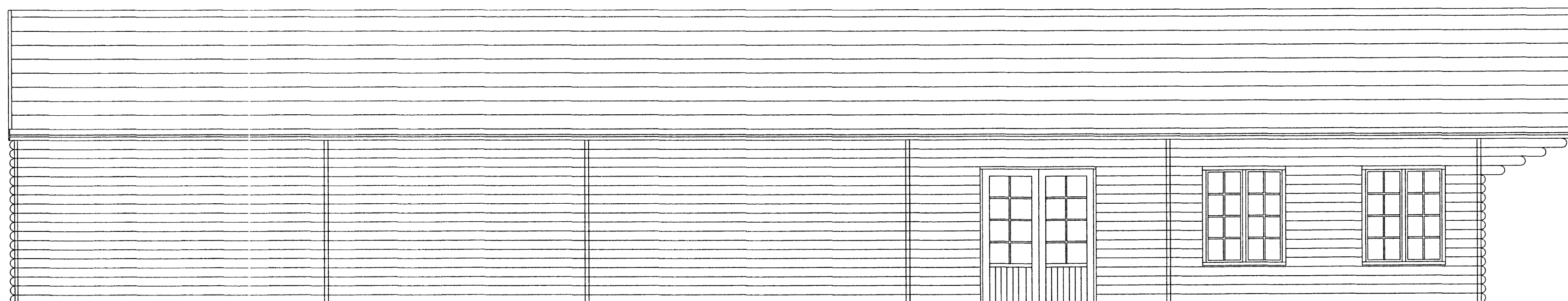


KEY
 — proposed contours
 - - - existing contours
 +104.00 existing level
 +104.00 proposed level

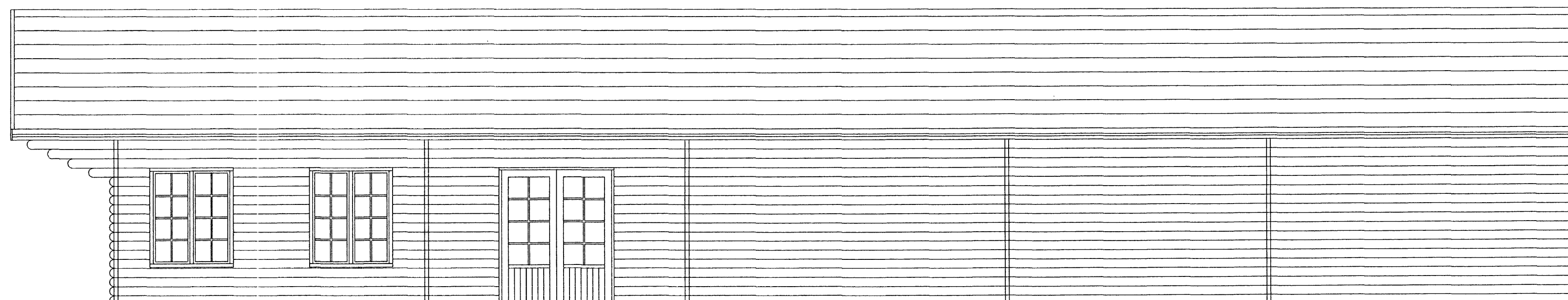
PLANNING & BUILDING
 CONTROL
 STAGE
 14 APR 2008

**BUTTERFLY WORLD
 CHISWELL GREEN
 Temporary Buildings
 Proposed Phase 1 Layout Plan
 Scale 1:1000
 Dwg 891-019 Rev P2**

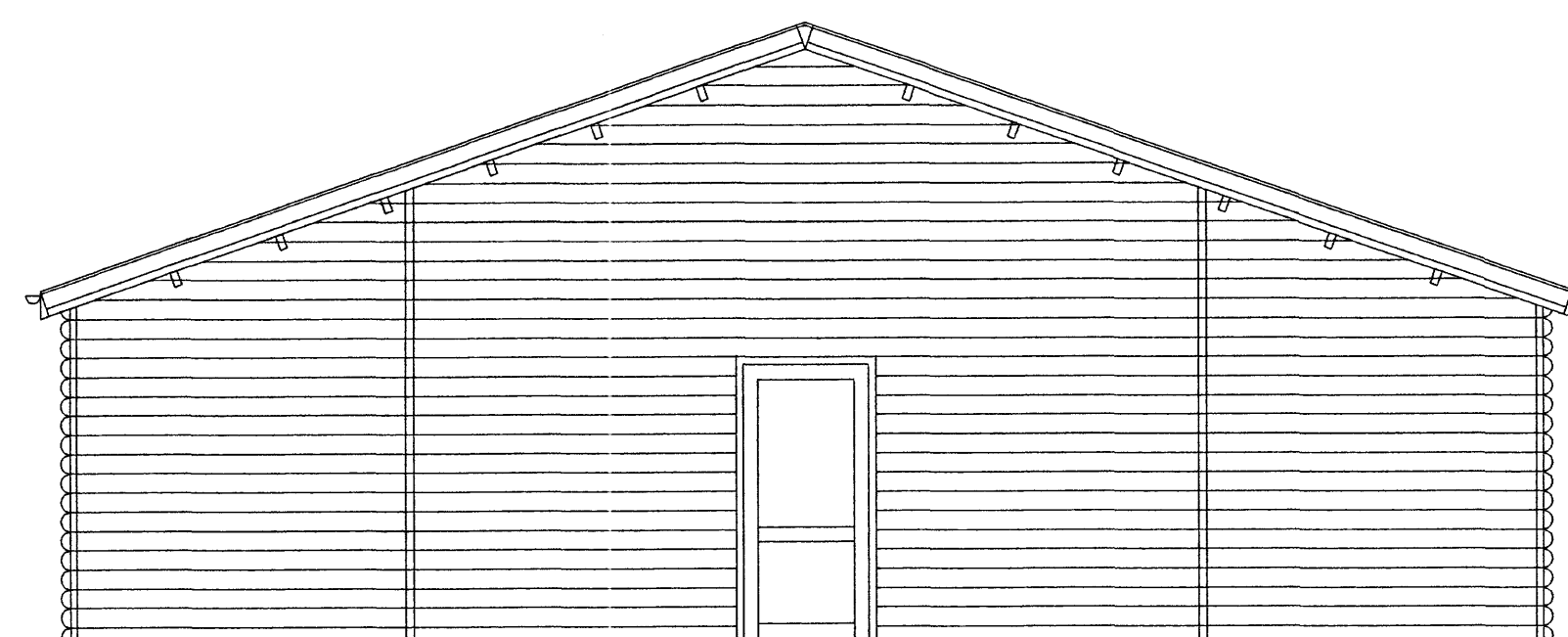
5/10/ 0872



SOUTH WEST ELEVATION



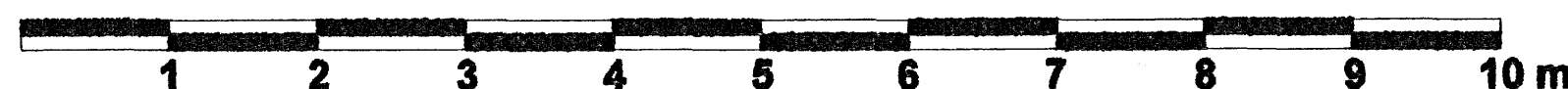
NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



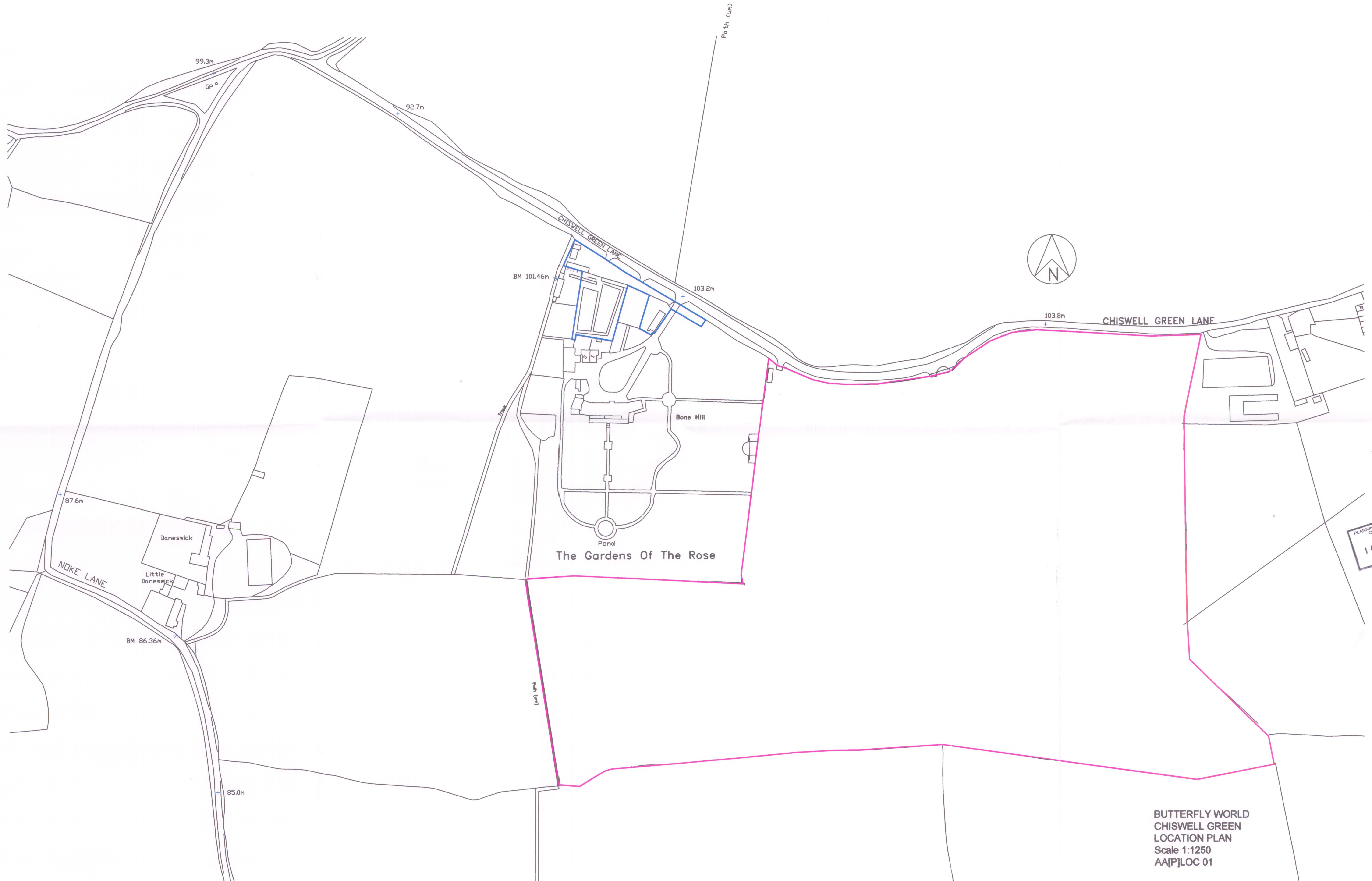
PLANNING & BUILDING
CONTROL
SADC
14 APR 2010

CHRYSALIS ARCHITECTS
Lavant House
39 Lavant Street
Petersfield
GU32 3EL
Tel: 01730 262222

CAFE BUILDING:
Walls - 130 x 56 mm TimberLogs
Roof - Black Felt Shingles
Windows - Timber Framed
Doors - Timber Framed and Clad

BUTTERFLY WORLD
CHISWELL GREEN
Temporary Buildings
Cafe Building - Elevations
Scale 1:50
Dwg AA [P2] 50/02

5/10/0872



BUTTERFLY WORLD
CHISWELL GREEN
LOCATION PLAN
Scale 1:1250
AA[P]LOC 01

5/10/0872

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.

Temporary Planning Permission (ref 5/08/2878) was granted on 6th March 2009 for:

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

This approval has been implemented.

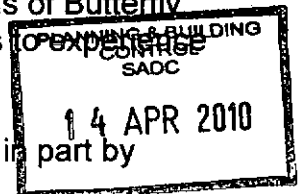
Design Statement

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 allow the gardens and landscaping to be used again by the public during the summer months. The exhibition opened for four months in 2009 and will do so for the second year commencing in April 2010 when a series of new gardens will be opened, in addition to the meadowland and landscape features, for visitors until September 2010.

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 enjoy the gardens and the landscape at their leisure.

It is proposed that the existing temporary facilities should be replaced in part by more appropriate structures.



- 1) The restaurant and kitchen buildings are to be replaced by a single timber structure at a reduced scale with the exterior covered eating area retained,
- 2) The retail building is also to be replaced by a smaller timber structure, also with the exterior covered area retained,
- 3) A new timber Study Centre is to be located in the area previously occupied by the temporary toilets, offices and staff changing areas, all of which have been removed,

5/10/0872

- 4) The Butterfly Exhibition is to be retained in its present form with a new Breeding House of a similar structure added adjacent to the new Study Centre, and

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

The major replacement buildings, housing catering and retail facilities and the Study Centre are timber structures with felt tiled roofs and timber windows and doors.

The visual impact of the replacement buildings is considerably reduced by virtue of their timber cladding and black felt shingled roofs in place of the white cladding of the previous buildings.

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 replacement temporary buildings make no alteration to the existing traffic patterns. They retain the 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 Study Centre and Breeding House are accessed from the central court giving access to the catering and retail facilities and, will also be provided with ramping.

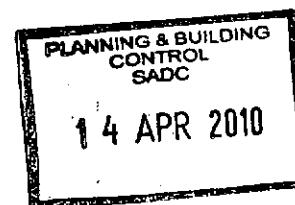
The Butterfly Exhibition is accessed from the main pedestrian access route and has flush thresholds to permit disabled access. The main access pathway down to the exhibition is set at a maximum gradient of 1:25 with a width of 1800mm around the greenhouse which is constructed on a flat base for ease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



March 2010

5/10/0872

BUTTERFLY WORLD, CHISWELL GREEN, ST ALBANS

TEMPORARY BUILDINGS 2010

Schedule of Drawings

| | | |
|----------------|-----------------------------|--------|
| AA [P] LOC 01 | Site Location Plan | 1:1250 |
| 891-019D | Site Plan Phase 1 | 1:1000 |
| AA [P2] 200/01 | Existing Site Layout Plan | 1:200 |
| AA [P2] 200/02 | Proposed Site Layout Plan | 1:200 |
| AA [P2] 100/01 | Catering & Retail Complex | 1:100 |
| AA [P2] 50/01 | Café Building – Floor Plans | 1:50 |
| AA [P2] 50/02 | Café Building – Elevations | 1:50 |
| AA [P2] 50/03 | Study Centre – Floor Plans | 1:50 |
| AA [P2] 50/04 | Study Centre – Elevations | 1:50 |
| AA [P2] 50/05 | Shop Building | 1:50 |
| AA [P2] 50/06 | Breeding House | 1:50 |



5/10/0872

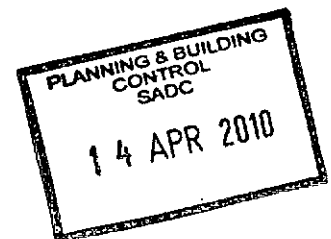
BUTTERFLY WORLD, CHISWELL GREEN, ST ALBANS

TEMPORARY BUILDINGS

Schedule of Existing Areas 2009

Application 5/08/2878

| | | | |
|--------------|----------------------------------|------------|-------------------|
| 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 (Catering) | 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 |
| 12) | The Management Office (Retail) | 3 x 6 m | 18 sq m |
| TOTAL | | | 943.5 sq m |



5/10/0872

BUTTERFLY WORLD, CHISWELL GREEN, ST ALBANS

TEMPORARY BUILDINGS

Schedule of Areas 2010

Replacement and New Buildings

| | | | |
|----|-------------------|-----------|-----------------|
| 1) | Café & Kitchen | 21 x 10 m | 210 sq m |
| 2) | Shop | 10 x 6 m | 60 sq m |
| 3) | Insect Study Area | 14 x 6 m | 84 sq m |
| 4) | Breeding House | 12 x 8 m | 96 sq m |
| | Total | | 450 sq m |

Buildings Remaining on Site (from Application 5/08/2878)

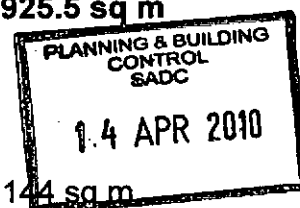
| | | | |
|----|----------------------|------------|-------------------|
| 5) | Butterfly Exhibition | 7.5 x 25 m | 187.5 sq m |
| 6) | Covered Eating Area | 12 x 15 m | 180 sq m |
| 7) | Covered Plant Sales | 9 x 12 m | 108 sq m |
| | Total | | 475.5 sq m |

OVERALL TOTAL

925.5 sq m

Buildings Removed from Site (Application 5/08/2878)

| | | |
|----------------------------------|-----------|-----------------|
| Servery | 12 x 12 m | 144 sq m |
| Retail Area | 12 x 12 m | 144 sq m |
| The Kitchen | 9 x 8 m | 72 sq m |
| The Staff Welfare Accommodation | 3 x 9 m | 27 sq m |
| The Management Office (Catering) | 3 x 6 m | 18 sq m |
| The Male Public Toilet | 3 x 6 m | 18 sq m |
| The Female Public Toilet | 3 x 6 m | 18 sq m |
| The Accessible Toilet | 3 x 3 m | 9 sq m |
| The Management Office (Retail) | 3 x 6 m | 18 sq m |
| Total | | 324 sq m |



5/10/0872