

Our Ref: LW/25014

20 July 2026

Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

By Email Only: section62a@planninginspectorate.gov.uk

Dear Sir/Madam

Submission of Application for Full Planning Permission under Section 62A of the Town and Country Planning Act for Maple House, Nos 8-16 (even) & 30-32 High Street and Nos 1-7 Princes Parade, Potters Bar

On behalf of the applicant, Chase New Homes, please find enclosed a full planning application submitted under Section 62A of the Town and Country Planning Act 1990 (as amended) for the site comprising Maple House, Nos 8-16 (even) & 30-32 High Street and Nos 1-7 Princes Parade, Potters Bar

The site is located within the administrative boundary of Hertsmere Borough Council which is an authority designated for Major Planning Applications.

The description of development is as follows:

Partial demolition of existing buildings (with retention of existing two-storey car park and substation) and redevelopment of the site to provide a mixed-use development comprising residential apartments (Class C3) and flexible commercial floorspace (Class E) across 4 Blocks and associated internal roads, parking, drainage, landscaping, amenity space and associated works.

The applicant has undertaken pre-application engagement with Hertsmere Borough Council prior to submission of this application. This included agreeing the scope of the application. The table below confirms where the required information is provided within the submission. A full schedule of application documents and information is submitted under separate cover.



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Registered

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Registered Office same as
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List of required documents (as advised by HBC in pre-application response dated 12 March 2026)	Information submitted in support of the application
A completed application form (Full application for Planning Permission)	Completed application form
A completed CIL form	Completed CIL form
An Ordnance Survey style site location plan at a metric scale of 1:1250 showing the application site outlined in red, all neighbouring properties in full and two named roads	Site Location Plan – AFK
A set of metrically scaled drawings: existing and proposed floor plans, elevations, sections and street scenes	Existing and Proposed Drawing Set – AFK
Design and Access Statement	Design and Access Statement – AFK
Planning Statement	Planning Statement – BPTP
Viability Assessment	Viability Study – Turner Morum
Air Quality Impact Assessment	Air Quality Assessment – Cass Allen
Arboricultural Impact Assessment, Method Statement & Tree Protection Plan	Tree Survey Review, Arboricultural Impact Assessment and Arboricultural Method Statement – TLP
Ecological Survey	Preliminary Ecological Appraisal – TLP Bat Emergence Surveys – TMA
Biodiversity Net Gain Metric Tool (Excel format)	Biodiversity Net Gain Metric (excel & PDF)– TLP Pre-development and Post-development Habitat Survey Report for Calculation of Biodiversity Net Gain – TLP
Daylight & Sunlight Assessment	Daylight & Sunlight Report – Waterslade
Flood Risk Assessment and Drainage Strategy	Flood Risk Assessment and Drainage Strategy – BDC

Economic Statement	Commercial Needs Assessment – Savills
Heritage Statement	Heritage Statement – Hutton & Rostron
Land Contamination Report	Phase I Desk Study – A2 Site Investigation
Landscape Strategy	Landscaping Strategy Report – MRG
Levels Survey Information	Site Survey LUG/9.1F and LUG/9.2F
Noise and Vibration Assessment	Noise Impact Assessment – Cass Allen
Refuse Management Plan	Refuse Management Strategy – Chase New Homes
Servicing Plan	Included within Transport Assessment
Statement of Community Involvement	Statement of Community Engagement – BPTP
Transport Statement	Transport Assessment – Paul Basham Associates
Travel Plan	Travel Plan – Paul Basham Associates
Townscape and Visual Impact Assessment	Townscape and Visual Impact Assessment – Turleys
Utilities Statement	Infrastructure, Foul and Surface Water Statement – Chase New Homes
Vehicle Parking Plan	Included within Transport Assessment
Any other information that may be deemed relevant to this application (site photographs, details of materials etc.	Included within the Design & Access Statement

A draft version of the Unilateral Undertaking is also submitted which will be finalised during the course of the application.

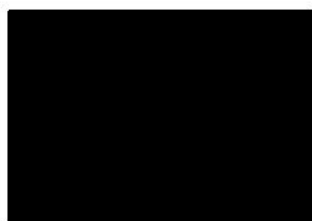
The application fee has been calculated as £96,022.00, based on the provision of 293 dwellings and 1,742sqm of flexible commercial floorspace.

The following information is provided to enable the fee to be paid:

applicant details (individual or business name, address, telephone and email address)	Chase New Homes Ltd Jasmine House, 8 Parkway, Welwyn Garden City, Hertfordshire, England AL8 6HG
who we can contact in the Accounts Department (name, telephone and email address) for enquiries	Jessica Hannon invoices@chasenewhomes.co.uk
postal address (if different from above) and contact at this address (name, position, telephone and email address)	See above
invoice address and email address (if different from above)	See above
business purchase order (if needed to be quoted on our invoice)	M-CO16/00082

Should you require any further information or wish to discuss the matter, please do not hesitate to contact me. We look forward to receiving details of how to make the payment and confirmation of validation shortly.

Yours sincerely,



Lauren Whiteley
Associate