

Schedule of Application Documents and Information

APPLICATION FOR:	FULL PLANNING PERMISSION FOR RESIDENTIAL-LED MIXED-USE DEVELOPMENT
LOCAL AUTHORITY:	HERTSMERE BOROUGH COUNCIL
SITE:	MAPLE HOUSE, NOS 8-16 (EVEN) & 30-32 HIGH STREET AND NOS 1-7 PRINCES PARADE, POTTERS BAR
DEVELOPMENT:	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 FLOORSPEACE (CLASS E) ACROSS 4 BLOCKS AND ASSOCIATED INTERNAL ROADS, PARKING, DRAINAGE, LANDSCAPING, AMENITY SPACE AND ASSOCIATED WORKS.
APPLICANT:	CHASE NEW HOMES
DATE OF APPLICATION:	20 JULY 2026
BPTP REF:	25014

Documents / Information

- Application forms and certificates duly completed and signed
- Application fee
- Covering letter
- Schedule of application documents (this form)

Application Documents

- Air Quality Assessment – Cass Allen
- Bat Emergence Surveys – TMA
- Biodiversity Net Gain Metric – TLP
- Commercial Needs Assessment – Savills

- Daylight & Sunlight Report – Waterslade
- Design and Access Statement – AFK
- Energy Strategy – Whitecode Consulting
- Flood Risk Assessment and Drainage Strategy – BDC
- Gateway 1 Fire Statement – RLB
- Heritage Statement – Hutton & Rostron
- Infrastructure, Foul and Surface Water Statement – Chase New Homes
- Landscaping Strategy Report – MRG
- Noise Impact Assessment – Cass Allen
- Overheating Assessment – Whitecode Consulting
- Pre-development and Post-development Habitat Survey Report for Calculation of Biodiversity Net Gain – TLP
- Phase I Desk Study – A2 Site Investigation
- Preliminary Ecological Appraisal – TLP
- Refuse Management Strategy – Chase New Homes
- Stage 3 Fire Strategy – RLB
- Statement of Community Engagement – Barker Parry Town Planning Ltd
- Sustainability Statement – Whitecode
- Townscape and Visual Impact Assessment – Turleys
- Transport Assessment – Paul Basham Associates
- Travel Plan – Paul Basham Associates
- Tree Survey Review, Arboricultural Impact Assessment and Arboricultural Method Statement – TLP
- Viability Study – Turner Morum

A draft of the Unilateral Undertaking is also submitted.

Drawings

Site Location Plan	PB-AFK-XX-00-DR-A-01000 P02
Site Plan – Existing	PB-AFK-XX-00-DR-A-01001 P02
Site Plan – Proposed	PB-AFK-XX-00-DR-A-01002 P02
Existing Princes Parade Plans	PB-AFK-XX-XX-DR-A-01200 P03
Existing High Street Plans	PB-AFK-XX-XX-DR-A-01201 P02

Existing Car Park Elevations	PB-AFK-XX-XX-DR-A-01202 P00
Existing Maple House Level 00	PB-AFK-XX-XX-DR-A-M09100 P0
Existing Maple House Level 01-11	PB-AFK-XX-XX-DR-A-M09104 P0
Existing Maple House Level 12	PB-AFK-XX-XX-DR-A-M09112 P0
Existing Maple House Level Lower Ground	PB-AFK-XX-XX-DR-A-M09149 P0
Existing Maple House South Elevation	PB-AFK-XX-XX-DR-A-M09150 P0
Existing Maple House West Elevation	PB-AFK-XX-XX-DR-A-M09151 P0
Existing Maple House North Elevation	PB-AFK-XX-XX-DR-A-M09152 P0
Existing Maple House East Elevation	PB-AFK-XX-XX-DR-A-M09153 P0
General Arrangement – Ground Floor	PB-AFK-XX-00-DR-A-20000 P08
General Arrangement – Typical Lower Floor	PB-AFK-XX-01-DR-A-20004 P05
General Arrangement – Typical Upper Floor	PB-AFK-XX-XX-DR-A-20007 P05
General Arrangement – Roof	PB-AFK-XX-06-DR-A-20015 P04
Block A – GA – Ground Floor	PB-AFK-A-XX-DR-A-20100 P08
Block A - GA - Level 01-05	PB-AFK-A-XX-DR-A-20104 P06
Block A - GA - Level 06-14	PB-AFK-A-XX-DR-A-20108 P07
Block A - GA - Level 15	PB-AFK-A-XX-DR-A-20115 P05
Block B - GA - Ground Floor South	PB-AFK-B-XX-DR-A-20200 P07
Block B - GA – Level 01-04 South	PB-AFK-B-XX-DR-A-20204 P08
Block B - GA – Level 05 South	PB-AFK-B-XX-DR-A-20205 P08
Block B - GA – Level 06 South	PB-AFK-B-XX-DR-A-20206 P05
Block B - GA - Ground Floor North	PB-AFK-B-XX-DR-A-20210 P07
Block B - GA – Level 01-04 North	PB-AFK-B-XX-DR-A-20214 P08
Block B - GA – Level 05 North	PB-AFK-B-XX-DR-A-20215 P05
Block D - GA - Ground Floor	PB-AFK-D-XX-DR-A-20400 P07
Block D - GA - Level 01-04	PB-AFK-D-XX-DR-A-20404 P08
Block D - GA - Level 05	PB-AFK-D-XX-DR-A-20405 P05
Block E - GA - Ground Floor South	PB-AFK-E-XX-DR-A-20500 P09
Block E - GA - Level 01-03 South	PB-AFK-E-XX-DR-A-20503 P08
Block E - GA - Level 04 South	PB-AFK-E-XX-DR-A-20504 P05
Block E - GA - Ground Floor North	PB-AFK-E-XX-DR-A-20510 P09
Block E - GA - Level 01-03 North	PB-AFK-E-XX-DR-A-20513 P08
Block E - GA - Level 04 North	PB-AFK-E-XX-DR-A-20514 P05
Car Park - GA - Lower Level South)	PB-AFK-XX-XX-DR-A-20600 P01
Car Park - GA – Lower Level North	PB-AFK-XX-XX-DR-A-20601 P01
Car Park – GA – Upper Level South	PB-AFK-XX-XX-DR-A-20602 P01
Car Park – GA – Upper Level North	PB-AFK-XX-XX-DR-A-20603 P01
External Plant GA Plans & Elevations	PB-AFK-XX-XX-DR-A-20700 P02
GA Elevation - South (Mutton Lane)	PB-AFK-XX-XX-DR-A-21002 P02
GA Elevation - East (High Street)	PB-AFK-XX-XX-DR-A-21001 P02
Block A - GA Elevation - North	PB-AFK-A-XX-DR-A-21100 P02
Block A - GA Elevation - East	PB-AFK-A-XX-DR-A-21101 P02
Block A - GA Elevation - South	PB-AFK-A-XX-DR-A-21102 P02
Block A - GA Elevation - West	PB-AFK-A-XX-DR-A-21103 P02

Block B - GA Elevation - North	PB-AFK-B-XX-DR-A-21200 P03
Block B - GA Elevation - East	PB-AFK-B-XX-DR-A-21201 P03
Block B - GA Elevation - South	PB-AFK-B-XX-DR-A-21202 P03
Block B - GA Elevation - West	PB-AFK-B-XX-DR-A-21203 P04
Block D - GA Elevation - North	PB-AFK-D-XX-DR-A-21400 P03
Block D - GA Elevation - East	PB-AFK-D-XX-DR-A-21401 P03
Block D - GA Elevation - South	PB-AFK-D-XX-DR-A-21402 P04
Block D - GA Elevation - West	PB-AFK-D-XX-DR-A-21403 P03
Block E - GA Elevation - North	PB-AFK-E-XX-DR-A-21500 P03
Block E - GA Elevation - East	PB-AFK-E-XX-DR-A-21501 P03
Block E - GA Elevation - South	PB-AFK-E-XX-DR-A-21502 P03
Block E - GA Elevation - West	PB-AFK-E-XX-DR-A-21503 P03
Car Park - GA Elevations	PB-AFK-XX-XX-DR-A-21600 P01
GA Site Wide Section 01	PB-AFK-XX-XX-DR-A-22000 P00
GA Site Wide Section 02	PB-AFK-XX-XX-DR-A-22001 P00
GA Site Wide Section 03	PB-AFK-XX-XX-DR-A-22002 P00
Block A - GA Section AA	PB-AFK-A-XX-DR-A-22100 P02
Block B - GA Section AA	PB-AFK-A-XX-DR-A-22200 P02
Block D - GA Section AA	PB-AFK-A-XX-DR-A-22400 P02
Block E - GA Section AA	PB-AFK-A-XX-DR-A-22500 P02
Site Survey – Sheet 1 of 2	LUG / 9.1F
Site Survey – Sheet 2 of 2	LUG / 9.2F

General Landscape Arrangement Plan	MRG-268-PBH-PL-0100 P01
Landscape Plan – North (Sheet 1/3)	MRG-268-PBH-PL-0101 P00
Landscape Plan – Centre (Sheet 2/3)	MRG-268-PBH-PL-0102 P00
Landscape Plan – South (Sheet 3/3)	MRG-268-PBH-PL-0103 P00
Roof Plan	MRG-268-PBH-PL-0200 P01
Grading Plan	MRG-268-PBH-PL-0300 P01
Grading Plan – North (Sheet 1/3)	MRG-268-PBH-PL-0301 P01
Grading Plan – Centre (Sheet 2/3)	MRG-268-PBH-PL-0302 P01
Grading Plan – South (Sheet 3/3)	MRG-268-PBH-PL-0303 P01
Hard Landscaping Plan	MRG-268-PBH-PL-0400 P01
Soft Landscaping Plan	MRG-268-PBH-PL-0500 P01
Tree Strategy Plan	MRG-268-PBH-PL-0600 P01
Tree Removal Plan	MRG-268-PBH-PL-0700 P01
Soil Profile Plan	MRG-268-PBH-PL-0800 P01
Furniture Plan	MRG-268-PBH-PL-0900 P01
General Section – North (Sheet 1/3)	MRG-268-PBH-GS-0100 P01
General Section – Centre (Sheet 2/3)	MRG-268-PBH-GS-0101 P01
General Section – South (Sheet 3/3)	MRG-268-PBH-GS-0102 P01
Boundary Section	MRG-268-PBH-GS-0200 P01
Threshold Section – South Bioswale (Sheet 1/2)	MRG-268-PBH-GS-0300 P01



Threshold Section – Retained Ramp to CLP Basement Parking and Surrounding Areas (Sheet 2/2)	MRG-268-PBH-GS-0301 P01
Hard Landscaping Details	MRG-268-PBH-DE-0100 P01
Soft Landscaping Details	MRG-268-PBH-DE-0200 P01
Materials Schedule	MRG-268-PBH-SC-0100 P01
Planting Schedule	MRG-268-PBH-SC-0200 P01
Maintenance Schedule	MRG-268-PBH-SC-0100 P01