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12<sup>th</sup> January 2010



Welwyn Hatfield Council  
Planning Department,  
Council Offices,  
Campus West,  
Welwyn Garden City,  
Herts. AL8 6AE  
For the attention of Mr M. Peacock

'Cumarah'  
Dunmow Road,  
Leaden Roding,  
Essex.  
CM6 1QB.

PLANNING  
DEPARTMENT  
  
16 FEB 2010  
  
RECEIVED



Dear Sirs,

**Re: Proposed Residential Development. Land to rear of 56 Station Road, Cuffley, Herts.**

We write with regards to the enclosed planning application, which is a re-submission of our previously refused application, dealt with under your reference S6/2009/2247/FP.

As a result of our recent further meeting at your Planning Department, the applicants have amended their proposals in accordance with the reasons for refusal given in the decision notice of 04/12/2009, and would outline the following principal changes in the re-submitted scheme.

The front block has been maintained as a three-storey element to its principal elevation in Tolmers Road, however the rearward projection forming the Southern Elevation of the building has been reduced to a two-storey element. A reconfiguration of the floor space and a slight lengthening of the rear part of the building has been incorporated to maintain the 3 No 2 bed and 2No 1 bed units in this part of the development. Principal windows are maintained to the front and rear facing elevations of the building only.

The front block has been further modified to the Northern Elevation by removing the upper most corners of the building to break the mass of this flank elevation, and cedar panel cladding areas have been incorporated to again break any mass areas and soften the building into the existing trees which will screen the proposed building from the end of the adjoining gardens of the properties within Tolmers Gardens.

The rear block to the southeast corner of the site has been fully re-designed and now comprises an L-shaped block, which has been reduced in length by 4.00m to the southern boundary to minimise any impact on the upper floor flat development above the Tesco Express store adjacent to the site, with a 4.5m wide x 9.00m leg extending across the Eastern boundary of the site. The block remains as a two-storey development comprising 2No 1 Bed and 2 No 2 Bed units, and remains under the approved height and clear of the light angles approved at outline.

The parking area is similar in area to that previously proposed providing 13 parking spaces including 1 designated disabled parking bay.

Refuse and Re-cycling facilities have been re-located within the site to a designated area outside of the main gated entrance so that the refuse collection teams can have ready access within close proximity to the roadway.

We trust that you will find these changes within this amended application to your satisfaction and we very much look forward to receiving your registration of this application. Once again we will make every effort to provide you with any additional information that you might deem necessary to further this application.

Yours faithfully,

Ian Wood.



on behalf of HOXA Limited