

 **planning associates**

Our Ref: PA/1039/sf
Your Ref: S6/2010/1710/FP and S6/2010/1711/FP

1 September 2010

Mrs Lisa Hughes
Principal Development Control Officer (South Team)
Welwyn Hatfield Council
The Campus
Welwyn Garden City
Herts
AL8 6AE

Dear Mrs Hughes

Planning Applications for proposed car parks on land adjacent Georges Field and adjacent to The Viaduct, Hatfield Park

Further to your recent e-mails and our subsequent telephone conversations, I write to confirm the following points:

The revised application descriptions are acceptable, as per your suggested wording :-

S6/2010/1710/FP

“Formation of visitor parking area, paths, landscaping and ancillary works at land adjacent to Georges Field. Removal of car park north of Hatfield House and provision of soft landscaping.”

S6/2010/1711/FP

“Formation of replacement car park for business use including layout of additional parking area for residential occupiers, paths, landscaping and all ancillary works. Removal of car park to north of Hatfield House, known as ‘Cricket Pitch’ car park and provision of soft landscaping.”

We have amended the submitted Master Plan Drawings 843 – GC – 001A and 843 – VC - 001A and the respective application site boundaries as requested. (Enclosed)

S6/2010/1710/FP

With reference to the very special circumstances put forward in support of the proposals adjacent to Georges Field, Hatfield House is one of the top 4 or 5 Jacobean country houses in the UK. As you are aware, Grade I Listed Buildings are usually categorised as being of ‘international importance’ as opposed to Grade II buildings which may be considered of national interest. Certainly, the English Heritage Images of England website notes that Grade I buildings are of “international stature”. Given the site’s well documented historical associations, for example with Queen Elizabeth I, there is no doubt in our view that Hatfield House and its historic visitor attractions are of international importance.



We have reviewed the respective site areas which are set out below:

Proposed car park adjacent Georges Field	5,531 sq metres
Car park to be removed at North Front	4,431 sq metres
Car park to be removed at Cricket Pitch	1,290 sq metres

The proposals will result in a reduction of 190 sq metres of hard surface from the Green Belt.

Please also note that the 5531 sq m figure includes all the landscaped areas (1146 sq m) within the application site. If these are discounted, then the surfaced area is 4385 sq m which is less than the North Front area which as you will recall is entirely hard surfaced.

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We have enclosed a Section through the proposed car park for your consideration as requested. Please see Drawing 843-VC-002A.

The applicants propose the installation of discreet, low level, timber lighting bollards within both proposed parking areas. A detail of their appearance is within Appendix 8 of the Supporting Planning Statement. They will be installed at approximately 5 metre intervals (as per the existing coach park).

With regard to protection of the brick boundary wall rear of Hill House, our clients propose suitably constructed timber bollards positioned approximately 300mm away from the wall.

The gate at the end of the proposed resident's car parking area will serve the existing garden to an Estate property called "Whitesmiths" and there are no plans to extend the driveway any further along this boundary.

Removal of existing car parks

The applicants have advised that (subject to successful outcome of the planning application), that they would start on the Georges Field and North Front restoration works immediately. Their objective would be to have this work completed before Easter 2011.

With regard to the car park adjacent to The Viaduct, this might be commenced late summer/autumn 2011 for completion by Easter 2012. With the above in mind, I have drafted wording for possible planning conditions:-

S6/2010/1710/FP

"The removal of the North Front car park and its subsequent soft landscaping shall be commenced by 30th April 2011, unless otherwise agreed in writing by the Local Planning Authority."

S6/2010/1711/FP

"The removal of the Cricket Pitch car park to the north of Hatfield House and its subsequent soft landscaping shall be commenced by 30th April 2012, unless otherwise agreed in writing by the Local Planning Authority."



We understand that the applications should be reported to your Planning Committee on 30 September and in this regard, we look forward to sight of your report to the committee in due course.

Please contact me should you require any additional information in the interim.

Yours sincerely



Paul Atton MRTPI MRICS
Associate



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Drawing No: 843-GC-001A
Drawing No: 843-VC-001A
Drawing No: 843-VC-002A

cc: A R Downs
G Murray