

# The Planning Inspectorate

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(Date received)

18-Apr-2011 11:21

## PERSONAL DETAILS (Online Version)

Personal details given in this document will not be publicly available.

**APPEAL REFERENCE: APP/C1950/D/11/2151472**

### 1. APPELLANT PERSONAL DETAILS

Name Mr D Demonsthenous

Organisation Name (if applicable)

Address 67 The Ridgeway  
Northaw  
POTTERS BAR  
Hertfordshire

Phone no.

Fax no.

Email [REDACTED]

Postcode EN6 4BD

Please confirm how you wish to correspond with us:

Electronically, via email address specified above

On paper, by post

### 2. AGENT PERSONAL DETAILS (if any)

Name Mr Christopher Collett

Organisation Name (if applicable)

Address Open Planning  
10 Furnival Street  
LONDON

Your reference P1076

Phone no. 0203 405 2950

Fax no.

Email chrisc@openplanning.co.uk

Postcode EC4A 1YH

Please confirm how you wish to correspond with us:

Electronically, via email address specified above

On paper, by post

### 3a. SITE OWNERSHIP DETAILS

Owner's name

Address at which the notice was served

### 3b. AGRICULTURAL HOLDINGS CERTIFICATE

Tenant's name

Address at which the notice was served

### 4. CHECK SIGN AND DATE

**(All supporting documents must be received by us within the 12 week time limit)**

- ✓ I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not your appeal will not normally be accepted)*.
- ✓ I confirm that all sections have been fully completed and that the details of the ownership (section H) are correct to the best of my knowledge.

Signature

Date 18 April 2011

Name (in capitals) Mr Christopher Collett

On behalf of (if applicable) Mr D Demonsthenous

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under "Privacy Statement."

#### NOW SEND...

● 1 COPY to us at:

The Planning Inspectorate  
Customer Support Unit  
Room 3/15 Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

● 1 COPY to the LPA

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the supporting documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

● 1 COPY for you to keep

**When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.**

# The Planning Inspectorate

www.planning-inspectorate.gov.uk

PLANNING  
DEPARTMENT

19 APR 2011

RECEIVED

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## HOUSEHOLDER PLANNING APPEAL (Online) FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372. To help you fill in this form correctly please refer to the enclosed guidance leaflet "How to complete your planning appeal form".

**WARNING :** Your appeal and essential supporting documents must reach the Inspectorate within 12 weeks of the date shown on the Local Planning Authority's decision notice. If your appeal and essential supporting documents are not received in time we will not accept the appeal.

**APPEAL REFERENCE: APP/C1950/D/11/2151472**

### A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name Mr D Demonsthenous

Organisation name (if applicable)

### B. AGENT DETAILS

Name Mr Christopher Collett

Organisation name (if applicable)

Your reference P1076

### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Welwyn Hatfield Council

LPA reference number S6/2010/2885/FP

Date of application to LPA 18 Nov 2010

Date of the LPA's decision 24 Jan 2011

#### D. APPEAL SITE ADDRESS

Address 67 The Ridgeway  
Northaw  
POTTERS BAR  
Hertfordshire

Postcode EN6 4BD

Grid Reference: Easting 05287321

Northing 02036667

- |   |     |                                     |  |
|---|-----|-------------------------------------|--|
| 1. Is the appeal site within a Green Belt?  | Yes | <input checked="" type="checkbox"/> | No                                     |
| 2. Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?   | Yes |                                     | No <input checked="" type="checkbox"/> |
| 3. Are there any health and safety issues at, or near the site which the Inspector would need to take into account when visiting the site? If so please describe them below | Yes |                                     | No <input checked="" type="checkbox"/> |

#### E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes  No

Demolition of existing garage and erection of two storey side extension to include a garage, erection of two storey rear extension and alterations to roof to form two additional bedrooms.

Area of floor space of proposed development (in square metres) 118

#### F. REASON FOR THE APPEAL

This reason for this appeal is that the LPA has (please tick which applies)

- |   |                                     |
|---|-------------------------------------|
| 1 Refused planning permission               | <input checked="" type="checkbox"/> |
| 2 Refused permission to vary a condition(s) |                                     |

## G. GROUNDS OF APPEAL

Please see Grounds of Appeal Statement to be sent via Email.

## CHOICE OF PROCEDURE

There are 3 possible choices:- written representations, hearings and inquiries. You should consider carefully which method suits your circumstances before selecting your preferred option by ticking the box.

### 1. THE WRITTEN REPRESENTATIONS PROCEDURE \_\_\_\_\_ ✓

This is normally the simplest, quickest and most straightforward way of making an appeal. The 'Householder Appeals Service' written procedure is particularly suited to small-scale developments.

### 2. THE HEARING PROCEDURE \_\_\_\_\_

This procedure is likely to be suited to more complicated cases which require detailed **discussion** about the merits of a proposal. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. Although you may indicate a preference for a hearing, the Inspectorate must also consider that your appeal is suitable for this procedure.

Please answer the question below.

- a) Is there any further information relevant to the hearing which you need to tell us about? If so please explain below. YES NO

### 3. THE INQUIRY PROCEDURE \_\_\_\_\_

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar, as the parties to the appeal will usually be legally represented and expert witnesses may be called to give evidence. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure against the indicative criteria.

Please answer the questions below.

- a) How long do you estimate the inquiry will last? No. of days  
(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.)
- b) How many witnesses do you intend to call? No. of witnesses
- c) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below. YES NO

## H. (part one) SITE OWNERSHIP CERTIFICATES

We need to know who owns the appeal site. If you do not own the appeal site or if you own only part of it, we need to know the name(s) of the owner(s) or part owner(s) and be sure that you have told them that you have made an appeal.

You must tick below which of the 'certificates' applies.

If you are the sole owner of the whole appeal site, certificate A will apply:

### CERTIFICATE A

A

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner of any part of the land to which the appeal relates:

OR

### CERTIFICATE B

B

I certify that the appellant (or the agent) has given the requisite notice (see the *Guidance leaflet*) to every one else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's name

Date the notice was served  
(this must be within the last  
21 days)

### CERTIFICATES C & D

C/D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance leaflet* and attach it to the appeal form.

## H. (part two) AGRICULTURAL HOLDINGS CERTIFICATE

We need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b).

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding:

A

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below:

B

Tenant's name

Date the notice was served  
(this must be within the last  
21 days)

## I. ESSENTIAL SUPPORTING DOCUMENTS

If we do not receive both your appeal documents by the end of the 12 week appeal period, we will not accept your appeal.

You must send the documents listed below with your appeal form. Please tick the boxes to confirm the documents are enclosed.

- 1 A copy of the original planning application sent to the LPA. ✓
- 2 A copy of the LPA's decision notice. ✓

## J. OTHER APPEALS

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

## K. NOW SEND...

### ● 1 COPY to us at:

The Planning Inspectorate  
Customer Support Unit  
Room 3/15 Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

### ● 1 COPY to the LPA

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

### ● 1 COPY for you to keep

**When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.**



## L. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to [householderappealform@pins.gsi.gov.uk](mailto:householderappealform@pins.gsi.gov.uk). If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 2606, Bristol, BS1 9AY.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number:

**APP/C1950/D/11/2151472**

Please ensure that a copy of your appeal form and any supporting documents are sent to the local planning authority.

```
*****
* The Documents Listed Below Were Uploaded With The Appeal Form *
*****
===== DESCRIPTION OF THE DEVELOPMENT =====
TITLE:          LPA's Agreement to the change
DESCRIPTION:    LPA's Agreement to the change
FILENAME:       mx3501@openarc.co.uk_20101213_110312.pdf
```

```
===== ESSENTIAL SUPPORTING DOCUMENTS =====
TITLE:          01. A copy of the original planning application sent to the LPA.
DESCRIPTION:    Planning Application Form
FILENAME:       Planning Application Form.pdf
```

```
TITLE:          01. A copy of the original planning application sent to the LPA.
DESCRIPTION:    09033 001 P4 (A3)
FILENAME:       09033.001.P4.PDF
```

```
TITLE:          01. A copy of the original planning application sent to the LPA.
DESCRIPTION:    09033 002 P3 (A1)
FILENAME:       09033 002 P3.pdf
```

```
TITLE:          01. A copy of the original planning application sent to the LPA.
DESCRIPTION:    09033 003 P4 (A1)
FILENAME:       09033 003 P4.pdf
```

```
TITLE:          01. A copy of the original planning application sent to the LPA.
DESCRIPTION:    09033 006 P6 (A1)
FILENAME:       09033 006 P6.pdf
```

```
TITLE:          01. A copy of the original planning application sent to the LPA.
DESCRIPTION:    09033 007 P7 (A1)
FILENAME:       09033 007 P7.pdf
```

```
TITLE:          01. A copy of the original planning application sent to the LPA.
DESCRIPTION:    09033 011 P2 (A1)
FILENAME:       09033 011 P2.pdf
```

```
TITLE:          01. A copy of the original planning application sent to the LPA.
DESCRIPTION:    09033 012 P6 (A1)
FILENAME:       09033 012 P6.pdf
```

```
TITLE:          01. A copy of the original planning application sent to the LPA.
DESCRIPTION:    09033 013 P2 (A1)
FILENAME:       09033 013 P2.pdf
```

```
TITLE:          01. A copy of the original planning application sent to the LPA.
DESCRIPTION:    Design and Access Statement
FILENAME:       Design and Access Statement.pdf
```

```
TITLE:          01. A copy of the original planning application sent to the LPA.
```

*Continued on Supplementary Sheet*

## M. SUPPLEMENTARY SHEET

DESCRIPTION: Sustainability Checklist  
FILENAME: Sustainability Checklist.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.  
DESCRIPTION: Planning Statement  
FILENAME: Planning Application Statement.pdf

TITLE: 02. A copy of the LPA's decision notice.  
DESCRIPTION: Decision Notice  
FILENAME: Decision Notice.pdf