

## The Planning Inspectorate

### PLANNING APPEAL FORM (Online Version)

**WARNING:** The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

**Appeal Reference: APP/C1950/W/21/3287854**

#### A. APPELLANT DETAILS

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

Name	Mr Lee Williamson
Company/Group Name	LW Developments Ltd
Address	Regency House, White Stubbs Farm White Stubbs Lane Broxbourne Hertfordshire EN10 7QA
Email	lee@lwdevelopments.com
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Name	Mr Tim Waller
Company/Group Name	Waller Planning Ltd
Address	Suite A 19 to 25 Salisbury Square Old Hatfield Herts AL9 5BT
Phone number	[REDACTED]
Email	[REDACTED]
Your reference	239
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

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

Name of the Local Planning Authority	Welwyn Hatfield Council		
LPA reference number	6/2021/0072/MAJ & 6/2021/0071/LB		
Date of the application	07/01/2021		
Did the LPA validate and register your application?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Did the LPA issue a decision?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Date of LPA's decision	26/05/2021		

#### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Does the appeal relate to an existing property?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Address	Northaw House Coopers Lane Northaw POTTERS BAR EN6 4NG		
Is the appeal site within a Green Belt?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please describe the health and safety issues	The Stable Block building is unsafe to access		

#### E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Please enter details of the proposed development. This should normally be taken from the planning application form.			
Repair, refurbishment and conversion of Northaw House to form 11 apartments (including refurbishment of existing single caretaker's flat) and underground parking area, the Ballroom Wing to form 2 dwellings, the Stable Block to form 1 dwelling, refurbishment of existing dwelling at Oak Cottage, construction of 2 new Gate Lodge dwellings, 4 new dwellings on the East Drive, 3 new dwellings within the Walled Garden, 7 new dwellings within the Settlement Area, refurbishment of the Walled Garden, refurbishment of access routes and reinstatement of old route, provision of hard and soft landscaping, car parking and supporting infrastructure.			
Area (in hectares) of the whole appeal site [e.g. 1234.56]	9.99 hectare(s)		
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

#### F. REASON FOR THE APPEAL

**The reason for the appeal is that the LPA has:**

1. Refused planning permission for the development.	<input checked="" type="checkbox"/>
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- 2. Refused permission to vary or remove a condition(s).
- 3. Refused prior approval of permitted development rights.
- 4. Granted planning permission for the development subject to conditions to which you object.
- 5. Refused approval of the matters reserved under an outline planning permission.
- 6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.
- 7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).
- 8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.
- 9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

## G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

- 1. Written Representations
- 2. Hearing

You must give detailed reasons below or in a separate document why you think a hearing is necessary. The reasons are set out in

the box below

Due to the complexity of the matters raised, we consider that it will be necessary to consider this appeal at a hearing.

It is anticipated that the hearing will need to accommodate specialist witnesses relating to planning, heritage and viability matters, and depending on the Council's response to this statement of Case, it may be that the range of issues which will need to be discussed could increase in scope. The complexity and breadth of the planning issues which must be considered necessitates that the Inspector should be provided with the opportunity to question the professional witnesses, and conduct a debate on the key issues.

The appeal proposals are also of significant importance to the preservation of the heritage assets. The consequences of not allowing the appeal are likely to be severe for the assets' future integrity. This is a matter of public interest, and it is a further reason for a hearing being required.

The application also raised a significant level of public interest. Accordingly, the Appellant considers that the most appropriate appeal procedure is for a hearing to be held.

We also consider that it will be necessary to present further evidence in due course, in accordance with the Planning Inspectorate's procedure for hearings, and the Appellant's Statement of Case has been prepared in this expectation.

- 3. Inquiry

## H. FULL STATEMENT OF CASE

[see 'Appeal Documents' section](#)

Do you have a separate list of appendices to accompany your full statement of Yes  No

case?

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes  No

(b) Have you made a costs application with this appeal? Yes  No

### I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE 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;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone 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:** Hertfordshire County Council - Highways Department  
**Address at which notice was served:** County Hall, Pegs Lane, Hertford, SG13 8DQ  
**Date the notice was served:** 26/11/2021

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

### I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

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

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

(b)(ii) 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.

### J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

- 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
07. A copy of the design and access statement sent to the LPA (if required).
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

## K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes  No

## L. CHECK SIGN AND DATE

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

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

**Signature**

**Date**

**Name**

**On behalf of**

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 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

## **M. NOW SEND**

### **Send a copy to the LPA**

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:  
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

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.

**You may wish to keep a copy of the completed form for your records.**

## N. 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. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

**You will not be sent any further reminders.**

### The documents listed below were uploaded with this form:

<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A copy of the full statement of case.
<b>File name:</b>	Northaw House Appeal, Statement of Case.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	01. A copy of the original application sent to the LPA.
<b>File name:</b>	Application Forms and Certificates.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
<b>File name:</b>	Application Forms and Certificates.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
<b>File name:</b>	Decision Notice_620210072MAJ.pdf
<b>File name:</b>	Decision Notice_620210071LB.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
<b>File name:</b>	16_254_PL01 Site Location Plan@A3.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
<b>File name:</b>	1. Application Forms and Certificates.pdf
<b>File name:</b>	2. Covering Letter 010721 Sarah Smith.pdf
<b>File name:</b>	3. Planning Design and Access statement.pdf
<b>File name:</b>	4. Transport Statement.pdf
<b>File name:</b>	5. Transport Technical Note.pdf
<b>File name:</b>	7. Bat Roost and Breeding Bird Survey.pdf
<b>File name:</b>	6. Archaeological Desk-Based Assessment.pdf
<b>File name:</b>	8. Building Condition Survey.pdf
<b>File name:</b>	10. Ecological Statement.pdf
<b>File name:</b>	9. Ecological Impact Assessment.pdf
<b>File name:</b>	11. Flood Risk Assessment.pdf
<b>File name:</b>	12. Ground Contamination Letter.pdf
<b>File name:</b>	19. LVIA Letter.pdf

**File name:** 15. Heritage Statement Part 2.pdf  
**File name:** 20. Reptile Survey Population Assessment.pdf  
**File name:** 13. Ground Contamination risk Assessment Phase 1 Desk Top Study.pdf  
**File name:** 21. Tree Survey.pdf  
**File name:** 14. Heritage Statement Part 1.pdf  
**File name:** 22. Viability Report.pdf  
**File name:** 18. Landscape Masterplan Part 2&3.pdf  
**File name:** 16. Landscape and Visual Impact Assessment.pdf  
**File name:** 17. Landscape Masterplan Part 1.pdf  
**File name:** Notice Covering E-mail.pdf  
**File name:** notice1.pdf  
**File name:** KMC001-01\_02 - Site Access Visibility\_Part1 @A3.pdf  
**File name:** KMC001-01\_02 - Site Access Visibility\_Part2 @A3.pdf  
**File name:** KMC001-001\_3 - Proposed Highway Improvements@A3.pdf  
**File name:** 1-046-CCE-XX-XX-DR-C-001-P4 - Drainage GA (Planning)@A0.pdf  
**File name:** 1-046-CCE-XX-XX-DR-C-002-P4 - Drainage GA (Planning)@A0.pdf  
**File name:** 1-046-CCE-XX-XX-DR-C-003-P4 - Drainage GA (Planning).pdf  
**File name:** 1-046-CCE-XX-XX-DR-C-004-P4- Drainage Details (Planning)@A1.pdf  
**File name:** 1-046-CCE-XX-XX-DR-C-005-P4- Pond Sections (Planning)@A1.pdf  
**File name:** 1-046-TN-001\_18-12-2020.pdf  
**File name:** GF Runoff Rate\_16.12.19.pdf  
**File name:** H3C.pdf  
**File name:** H6CA Headwall + Close Coupled Grating@A3.pdf  
**File name:** H10C H6C H3C Close Coupled Gratings.pdf  
**File name:** SW Network\_18.12.20.pdf  
**File name:** TN-1-046-001-SuDS Drainage System Maintenance Plan\_15.01.20.pdf  
**File name:** 16\_254\_PL03C\_P\_Proposed Site Plan@A1.pdf  
**File name:** 16\_254\_PL56\_P\_GL Floor Plan@A3.pdf  
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**File name:** 16\_254\_PL86\_P\_EDC\_Floor plans@A3.pdf  
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<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
<b>File name:</b>	5b, Docs Sent to LPA with Appn.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
<b>File name:</b>	5c, Docs on Which LPA Made Decision.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
<b>File name:</b>	1. Covering Letter 022421 William Myers.pdf
<b>File name:</b>	1-046-001- Response to LLFA comments_03-02-21.pdf
<b>File name:</b>	1-046-CCE-XX-XX-DR-C-001-P3 - Drainage GA (Planning)@A0.pdf
<b>File name:</b>	1-046-CCE-XX-XX-DR-C-002-P3 - Drainage GA (Planning)@A0.pdf
<b>File name:</b>	1-046-CCE-XX-XX-DR-C-003-P3 - Drainage GA (Planning).pdf
<b>File name:</b>	1-046-CCE-XX-XX-DR-C-004-P3- Drainage Details (Planning)@A1.pdf
<b>File name:</b>	1-046-CCE-XX-XX-DR-C-005-P3- Pond Sections (Planning)@A1.pdf
<b>File name:</b>	1-046-TN-001_18-12-2020.pdf
<b>File name:</b>	GF Runoff Rate_16.12.19.pdf
<b>File name:</b>	H3C.pdf
<b>File name:</b>	H6CA Headwall + Close Coupled Grating(7) 1@A3.pdf
<b>File name:</b>	Drainage Condition Discharge Covering Note_compressed.pdf
<b>File name:</b>	H6CA Headwall + Close Coupled Grating(7) 2@A3.pdf
<b>File name:</b>	H10C H6C H3C Close Coupled Gratings.pdf
<b>File name:</b>	SW Network_03.02.21.pdf
<b>File name:</b>	TN-1-046-001-SuDS Drainage System Maintenance Plan_15.01.20.pdf
<b>File name:</b>	Phase II Environmental Report Rev A .pdf
<b>File name:</b>	Northaw House Cuffley Potters Bar Hertfordshire WSI for Archaeologica....pdf
<b>File name:</b>	PART 1 MK0194 Northaw House Cuffley Potters Bar Hertfordshire - Historic Building Recording.pdf
<b>File name:</b>	PART 2A MK0194 Northaw House Cuffley Potters Bar Hertfordshire - Historic Building Recording.pdf
<b>File name:</b>	PART 2B MK0194 Northaw House Cuffley Potters Bar Hertfordshire - Historic Building Recording.pdf
<b>File name:</b>	PART 3B MK0194 Northaw House Cuffley Potters Bar Hertfordshire - Historic Building Recording.pdf
<b>File name:</b>	PART 3A MK0194 Northaw House Cuffley Potters Bar Hertfordshire - Historic Building Recording.pdf
<b>File name:</b>	WSI Northaw House Cuffley Potters Bar Herts - Level 3 Building Record....pdf
<b>File name:</b>	Bat Roost Survey 2019.pdf
<b>File name:</b>	CEMP Northaw House 2020 - Rev.1.pdf
<b>File name:</b>	NORTHAW1.doc
<b>File name:</b>	LC 000195 04A Overall Plan AIA@A1.pdf
<b>File name:</b>	LC 00195 Tree Survey AIA Arb Method Statement Part 3 20191220.pdf
<b>File name:</b>	Tree Survey-AIA-MS Part 1.pdf
<b>File name:</b>	Tree Survey-AIA-MS Part 2 I.pdf
<b>File name:</b>	BH2 GEOTECHNICAL REPORT.pdf
<b>File name:</b>	PHASE III Remediation Strategy - Revision.pdf
<b>File name:</b>	PHASE IV VALIDATION REPORT REV A I.pdf
<b>File name:</b>	16_254_PL27A_P_NH DEMOLITION Elevations 1@A3.pdf
<b>File name:</b>	16_254_PL30_P_BW DEMOLITION Elevations@A3.pdf
<b>File name:</b>	16_254_PL33A_P_SB DEMOLITION Elevations@A3.pdf
<b>File name:</b>	16_254_PL35_P_OC DEMOLITION Elevations@A3.pdf
<b>File name:</b>	16_254_PL45_P_BW Elevations@A3.pdf

**File name:** 20-15483-1A - 2.1 Northaw House@A1.pdf  
**File name:** Above Ground Materials - Ballroom Wing.docx  
**File name:** Above Ground Materials -Oak cottage.docx  
**File name:** Above Ground Materials -Stable Block.docx  
**File name:** Above Ground Materials.docx  
**File name:** Bi Fold Door Detail.pdf  
**File name:** Casement Window Detail.pdf  
**File name:** EXAMPLES OF POTENTIAL EXTERIOR LIGHTING AND ALARM BOXES.docx  
**File name:** External Door Technical Detail.pdf  
**File name:** French Door Detail.pdf  
**File name:** Front Door Detail.pdf  
**File name:** Sliding Sash Detail@A4.pdf  
**File name:** Typical Garage Door.png  
**File name:** 2618-02 Walled Garden Planting Plan@A0.pdf  
**File name:** 2618 - Northaw LEMP V2.pdf  
**File name:** 2618 01A Landscape Masterplan Wider Site@A0.pdf  
**File name:** Northaw House Energy and Sustainability Statement.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.  
**File name:** 6b, Docs Not Part of Original Application.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 07. A copy of the design and access statement sent to the LPA.  
**File name:** 3. Planning Design and Access statement.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 08. A copy of a draft statement of common ground.  
**File name:** Draft Statement of Common Ground.pdf

**Completed by** MR TIM WALLER

**Date** 26/11/2021 15:12:20