

Decision Date	Reference No.	Description	Notes	Total Dwellings	Parking Provision On-Site	Parking Provision On-Street	Parking Provision Overall: On-Site and On-Street	Parking Spaces per Dwelling On-Site	Parking Spaces per Dwelling Overall: On-Site and On-Street	Parking On-site percentage increase or decrease
TBD	S6/2011/0413/FP APPEAL	<b>Site A</b> Erection of a pair semi detached dwellings with associated parking following the change of use of the land from parking, including the demolition of existing garages (with the exception of the rear walls) and removal of existing hard standing at land adjacent to Flats 37 - 48 Lambs Close, Cuffley	<p>APP/C1950/A/11/2155240</p> <p>Since the last Appeal Decision dated 5 July 2007 (LPA Ref: S6/2006/1446/FP) there is an increased need for the 24 on-site car parking spaces located within Site A because the redevelopment on Site B in 2007/08 resulted in a significant permanent reduction of 52% of the on-site garaging and car parking available to residents. This removed a valuable amenity and has had an adverse impact on the local road network and quality of life of residents. To allow development on Site A (the current appeal site) would seriously add to the harm already caused.</p> <p>The 24 on-site garaging/parking spaces on Site A represent 65% of what remains of the on-site garaging/parking provision for the existing established development of 71 flats and are the subject of previous still operative conditions requiring their retention in perpetuity (see Appendix 3).</p> <p>The Inspector may wish to draw his own conclusion as to why the council has still failed to acknowledge the significance of Site A for garaging and car parking.</p>	71	37	45	82	0.52	1.15	
TBD	S6/2011/0413/FP APPEAL	<b>Site A</b> Impact of loss of garaging/parking  See Appendix 12	<p>The figures shown in the columns to the right demonstrate the effect of the permanent loss of 24 on-site garaging/parking spaces contained within Site A.</p> <p>Even with the retention of the 24 garaging/parking spaces on Site A there will still be a grossly inadequate level of only 37 on-site spaces to serve the established development of 71 flats.</p>	71	13	45	58	0.18	0.82	65% Decrease

Site A = Land adjacent to Flats 37 - 48 Lambs Close (Appeal Site)  
 Site B = Land adjacent to Flats 1 - 12 Lambs Close

S6/2011/0413/FP

APP/C1950/A/11/2155240

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2011-06-17	S6/2011/0413/FP	<b>Site A</b> Erection of a pair semi detached dwellings with associated parking following the change of use of the land from parking, including the demolition of existing garages (with the exception of the rear walls) and removal of existing hard standing at land adjacent to Flats 37 - 48 Lambs Close, Cuffley	Refused.  The loss of the 24 on-site garaging and car parking spaces within Site A would leave just 13 on-site car parking spaces in Lambs Close [37 - 24] to serve the existing 71 flats leaving <b>a shortfall of 92.5 on-site parking spaces</b> . And yet the council failed to include the loss of parking as a reason for refusal!  On careful analysis of the officer's report dated 25 May 2011 it would be fair to say that the council's decision to exclude the loss of parking as a reason for refusal is based on the fact that the last two planning inspectors did not include it as a reason for refusal in their appeal decisions. These 2006 and 2007 inspectors, and the highway authority, had not been presented with the true or full facts of the cases by the council thus their decisions were made on an incomplete basis which assumed that Site A was unencumbered by previous planning conditions and superfluous to garaging/parking requirements.	71	37	45	82	0.52	1.15	
2011-07-26	ENF/2011/0003	<b>Site A</b> Planning Enforcement Investigation (July 2011): Gated garaging/parking area preventing access for residents	On 26 July 2011 Welwyn Hatfield Borough Council inform the LCLA that a review of the March 2011 enforcement investigation has been undertaken and that any proposed course of formal enforcement action will be held in abeyance until The Planning Inspectorate has reached a decision on the appeal lodged against refusal of planning application S6/2011/0413/FP.	71	37	45	82	0.52	1.15	

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2011-03-17	n/a	Site A Planning Enforcement Investigation (March 2011).	When planning application S6/2010/2466/FP was withdrawn on 8 February 2011 the council agreed to investigate the question of enforcement action and this was considered at a planning control committee meeting held on 17 March 2011.	71	37	45	82	0.52	1.15	
		See Appendix 19 (page 10) & Appendix 23.	However, the enforcement officer's report failed to explain to committee members that the breach occurred in 2008 when the site owner erected a locked gate thus blocking off the access. This led to considerable confusion at the meeting to the extent that the item was incorrectly introduced as a breach that occurred in 1997 and the subsequent discussion and decision making revolved around that.							
			Furthermore the enforcement officer misrepresented local residents in his report to committee and carried out no impact assessment in respect of the loss of 24 on-site garaging/parking spaces. Thus committee members did not have the true or full facts at their disposal when reaching their decision not to take action at this time. However, the chairman clarified that if new evidence was provided by the LCLA the enforcement investigation could be reopened.							
2011-04-11	110257	Site A Planning Enforcement: Letter from Jameson & Hill Solicitors on behalf of the LCLA	Following the PCC meeting held on 17 March 2011 the LCLA took legal advice from Mr Robert Jameson who specialises in planning law. Mr Jameson's letter to the council dated 11 April 2011 (Appendix 3) explains that condition 3 of S6/1997/0656/FP is enforceable and why it is expedient for the council to enforce it. The council agree to reopen the enforcement case.	71	37	45	82	0.52	1.15	

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2011-01-04	11005538	Site A Planning History Research by LCLA	The LCLA commence extensive research of the planning history of Lambs Close to inform their response to planning application S6/2010/2466/FP.  During the course of this research the LCLA discover the existence of previous garaging/parking conditions requiring retention in perpetuity of the garaging/parking within Site A. The LCLA inform the council that the gate erected by the site owner in 2008 appears to be a breach of previous planning consents. The council say that they will not investigate taking enforcement action until planning application S6/2010/2466/FP is decided.	71	37	45	82	0.52	1.15	
2011-02-08	S6/2010/2466/FP	Site A Erection of 2 semi-detached dwellings following clearance of existing site.	Withdrawn on 8 February 2011.	71	37	45	82	0.52	1.15	
2011-03-10	S6/2010/3152/TP	Site A Reduce by 15% and removal of deadwood of two Oak trees covered by TPO209.	Refused.	71	37	45	82	0.52	1.15	

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2009-06-03	n/a	Site A Rental Price Enquiry	<p>Because of the desperate and continuing need for garaging and car parking, the Lambs Close Leaseholders' Association (LCLA) instruct a chartered surveyor to make an enquiry with the site owner's agent Mehdi &amp; Ward about renting Site A for car parking use but the rental price was considered by both residents and their professional advisor to be unreasonably high especially as the 11 garages on the site that suffered extensive fire damage in 2008 were not in a fit state to be used and the rental price being asked did not reflect this.</p> <p>According to the LCLA's professional advisor the rental price being asked at the time was simply about 10% of the amount paid by the appellant for the land back in 2001 rather than a reasonable market value for what was on offer.</p>	71	37	45	82	0.52	1.15	
2009-10-27	n/a	Site A Purchase Offer	<p>Having first of all sought professional advice from a chartered surveyor the LCLA offer to purchase Site A from Apollo Consultants Ltd for a realistic sum but their offer is rejected (see Appendix 4).</p> <p>There remains a wish amongst residents of Lambs Close to use Site A for garaging/parking. Furthermore the LCLA remain willing to negotiate a fair rental or purchase price with the site owner.</p>	71	37	45	82	0.52	1.15	

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2009-05-04	n/a	<p><b>Eight properties added to the on street parking permit scheme</b></p> <p>WHBC Parking Services</p>	<p>Following the loss of Site B in 2007 Welwyn Hatfield Borough Council add the eight maisonettes in Station Road (opposite Tolmers Road) to the Lambs Close on-street residents parking permit scheme thus increasing the number of dwellings under the scheme from 71 to 79 - competing for a total of 45 on-street parking spaces.</p> <p>The aforementioned maisonettes were built without their own on-site car parking facility and so residents of these properties have traditionally used the garages contained within Site B for on-site car and cycle parking. One such resident of these maisonettes rented one of the garages on Site B continuously for over 25 years which gave him safe guaranteed off-street car parking. This resident actively opposed the redevelopment of Site B and raised grave concern that there was no alternative on-site parking facility available to him other than the garages. However his concerns were not addressed by the LPA and in 2009 the council really had no option but include the aforementioned maisonettes in the on street permit scheme.</p>	71	37	45	82	0.52	1.15	

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2007-07-05	S6/2006/1446 /FP APPEAL	<b>Site A</b> Demolition of 11 garages and erection of 3 two bedroom dwellings at land adjacent to Flats 37 - 48 Lambs Close, Cuffley, Potters Bar.	Dismissed on Appeal (July 2007) APP/C1950/A/07/2035640.  As per the April 2006 appeal for S6/2005/0042/FP, the Inspector only addresses the issue of the impact of the proposed development on the TPO oak trees because this was the only reason given for refusal of planning permission S6/2006/1446/FP by the council.  The 2007 Inspector is not presented with the full findings of the 2003 Inspector nor is his attention drawn to a change of use of the site from garaging and parking because the council fail to mention the existence of previous enforceable conditions requiring the retention of Site A for garaging/parking use in perpetuity. These are important material considerations and the appellants, having allowed the garages to fall into a state of disrepair, would have been fully aware of them.	71	37	45	82	0.52	1.15	
2008-03-15	Fire Incident Ref: 004717	<b>Site A</b> Fire Incident	In March 2008 the garages on Site A were badly damaged by a fire.	71	37	45	82	0.52	1.15	
2008-09-05	110257	<b>Site A</b> Apollo Consultants Ltd block off the access to Site A	Rather than refurbish/rebuild the fire damaged garages to allow for their continued use, the site owner blocked off the access in September 2008 thus denying residents use of the parking area (as well as the garages). There is therefore a breach of condition 3 of S6/1997/0656/FP and its requirement that the garaging and car parking shall be retained in that use in perpetuity, and that breach occurred in September 2008. Until September 2008 Site A was not only available for car parking use by residents but was in fact used by them for car parking.  There is an availability for the council to take enforcement action against the breach of condition 3 of the 1997 consent, and the condition will not become immune from enforcement until September 2018.	71	37	45	82	0.52	1.15	

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2006-12-21	S6/2006/1446 /FP	<b>Site A</b> Demolition of 11 garages and erection of 3 two bedroom dwellings at land adjacent to Flats 37 - 48 Lambs Close, Cuffley, Potters Bar.	<p>Refused. The planning officer fails to identify the fact that the previous two planning and appeal decisions (S6/2002/1261/FP and S6/2005/0042/FP) were flawed because the council did not present the true or full facts of the cases. Thus these decisions were made on an incorrect and incomplete basis for the reasons explained above and in Appendices 2 &amp; 10.</p> <p>Based on the planning and appeal decision for S6/2005/0042/FP the officer dealing with S6/2006/1446/FP assumes that redevelopment for residential housing is acceptable in principle. As such the application is refused only due to the impact of two TPO Oak trees.</p> <p>The officer fails to identify the existence of condition 3 of S6/1997/0656/FP in the planning history of the site, thus he gives it no consideration and is oblivious to the authorised use of the land for garaging and car parking. The loss of existing parking is raised as a grave concern by residents but is not addressed by the council. No impact assessment of the loss of 24 on-site garaging and car parking spaces is carried out.</p>	71	37	45	82	0.52	1.15	



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2006/07	S6/2005/1560/FP BUILT	Site B 33 garages demolished to make way for residential housing built in 2007/08 under planning permission S6/2005/1560/FP	<p>In 2006/07 garage tenants are given notice by the site owner to quit their tenancy of the garages to make way for the development of five houses on Site B under planning permission S6/2005/1560/FP. There is no alternative guaranteed on-site spaces for residents to park their cars or cycles.</p> <p>The possibility of the use of Site B in the future for off-street car &amp; cycle parking for residents of the established community is permanently lost. The loss of the 33 garages and seven adjacent car parking spaces decreases by 52% the on-site garaging and parking provision: 43% garages and 9% open car parking spaces (accessed through Site B).</p> <p>The permanent removal of these 40 on-site garaging/parking spaces exacerbates and consolidates the existing significant problem of overspill parking in Lambs Close and other roads in the area.</p>	71	37	45	82	0.52	1.15	

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2006-07-31	S6/2005/1560/FP APPEAL	<b>Site B</b> Demolition of 33 garages and erection of 4 two bedroom and 1 three bedroom terraced dwellings at land adjacent to Flats 1 - 12 Lambs Close, Cuffley, Potters Bar.	<p>Allowed on Appeal (2006) APP/C1950/A/06/2009331. Built 2007/08.</p> <p>The council's report to the Inspector for S6/2005/1560/FP is deficient because it does not present the <u>true or full facts of the case</u> and the Inspector could not therefore take them into account.</p> <p>The 2006 Inspector was clearly misled by the council and his decision to allow the appeal was made on an incorrect basis which assumed that the loss of the 33 garages had been accepted in principle by the 2003 Inspector. Because the Inspector was not informed by the council of all the material factors his decision to allow the appeal was also made on an incomplete basis which assumed that Site B was unencumbered by any previous planning conditions and that it was surplus to garaging, car and cycle parking or access requirements.</p> <p>See Appendix 11 for further information.</p>	71	37	45	82	0.52	1.15	43% Decrease

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2006-04-27	S6/2005/0042/FP APPEAL	<p><b>Site A</b> Demolition of 11 garages and erection of 4 two bedroom terraced dwellings.</p>	<p>Dismissed on appeal APP/C1950/A/05/1194541.</p> <p>As mentioned above, following S6/2002/1261/FP the loss of the 11 garages was dropped as a reason for refusal by the council seemingly because the officer dealing with S6/2005/0042/FP misinterpreted the December 2003 Appeal Decision. As such the Inspector in deciding the appeal did not give the issue of the loss of garaging and car parking much consideration and subsequently concurred with the council that the use of the appeal site for residential housing would be acceptable.</p> <p>However, the 2006 Inspector had clearly not been presented with the full findings of the 2003 Inspector in respect of an already inadequate level of car parking to serve residents of the established community <u>nor had the Inspector been informed by the council about previous still operative garaging and car parking conditions requiring the garaging and car parking on Site A to be retained in that use in perpetuity.</u></p> <p>Please see Appendices 2 and 10 for further information.</p>	71	70	45	115	0.99	1.62	

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2006-02-10	S6/2005/1560/FP	<p><b>Site B</b> Demolition of 33 garages and erection of 4 two bedroom and 1 three bedroom terraced dwellings at land adjacent to Flats 1 - 12 Lambs Close, Cuffley, Potters Bar.</p>	<p>Refused. Following S6/2005/0043/FP the loss of the 33 garages is dropped as a reason for refusal of the planning application for unexplained reasons. This appears to have been because the planning officer misinterpreted the Appeal Decision of 9 December 2003 APP/C1950/A/03/1115193 (S6/2002/1260/FP) - see page 5.</p> <p>In the delegated report for S6/2005/1560/FP (page 8) the planning officer writes: <i>"It should be noted that the Inspector did not object in principle to the loss of these 33 garages."</i> When what the 2003 Inspector <u>actually</u> wrote was:</p> <p><i>"I am concerned that the loss of the small number of garages that are used by residents of Lambs Close and the surrounding roads would exacerbate the existing parking problems in the area."</i></p> <p>As a consequence the case officer fails to bring forward <u>critical information</u> contained within the delegated report for S6/2005/0043/FP. The existence of previous still operative garaging and car parking conditions (key evidence held by the council) is <u>excluded</u> from the delegated report for S6/2005/1560/FP.</p>	71	70	45	115	0.99	1.62	

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2005-11-02	S6/2005/0042/FP	Site A Demolition of 11 garages and erection of 4 two bedroom terraced dwellings.	<p>Refused. Following S6/2002/1261/FP the loss of the 11 garages is dropped as a reason for refusal. The application is refused only due to the impact of two TPO Oak trees.</p> <p>It appears that residents' concerns regarding the loss of existing garaging and parking is not addressed by the council because the planning officer misinterpreted the Appeal Decision of 9 December 2003 APP/C1950/A/03/1115192 (S6/2002/1261/FP).</p> <p>In the delegated report for S6/2005/0042/FP (page 9) the planning officer writes: <i>"It should be noted that the Inspector did not object in principle to the loss of these 11 garages."</i> This was clearly a misinterpretation of the 2003 Inspector's conclusion that there was already an insufficient level of car parking for the existing flats and that due to this shortfall the Inspector considered that the proposal:</p> <p><i>"would cause overspill parking onto other roads in the area" and that this "would have an adverse effect on the parking currently enjoyed by the residents of those roads, and the additional movement of vehicles on them would harm highway safety in the area."</i></p> <p><b><u>No impact assessment of the loss of the garages is undertaken.</u></b></p>	71	70	45	115	0.99	1.62	

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2005-03-10	S6/2005/0043/FP	<p><b>Site B</b>            Demolition of 33 garages and erection of six two bedroom terraced dwellings.</p>	<p>Refused. No appeal lodged.</p> <p>The loss of the 33 garages is given as a reason for refusal of the planning application because the council say in the decision notice that it would <i>"consolidate and exacerbate the existing lack of off-street car parking to the detriment of highway safety."</i></p> <p>The planning officer identifies the existence of previous still valid garaging/parking conditions pertaining to Site B and on page 7 of the delegated report he writes:</p> <p><i>"if this site were to be redeveloped for housing, the possibility of the use in the future for off-street car parking would be permanently lost, even though, at the moment only two parking spaces are currently in use for parking. Therefore it is considered that the proposal would consolidate the existing significant problem of overspill parking in Lambs Close and other roads in the area."</i></p> <p>However condition 3 of planning permission S6/1992/0583/FP is overlooked and <u>the officer makes no comments about the December 2003 appeal decision.</u></p> <p>See Appendix 11 for further information.</p>	71	70	45	115	0.99	1.62	

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2003-12-09	S6/2002/1260/FP APPEAL	<b>Site B</b> Demolition of 33 garages and erection of thirteen two bedroom flats (Scheme 1).	Dismissed on appeal APP/C1950/A/03/1115193.  <b><u>The Planning Inspector is unaware of previous still operative garaging and car parking conditions pertaining to Site B because they were not drawn to his attention by the council in the delegated report for S6/2002/1260/FP.</u></b>  The Inspector does however raise concern about the existing parking problems:  <i>"I am concerned that the loss of the small number of garages that are used by residents of Lambs Close and the surrounding roads would exacerbate the existing parking problems in the area." The Inspector concludes "that the proposal would have a detrimental effect on parking and highway safety in the area."</i>	71	70	45	115	0.99	1.62	
2003-12-09	S6/2002/1261/FP APPEAL	<b>Site A</b> Demolition of 11 garages and erection of 7 two bedroom flats.	Dismissed on appeal APP/C1950/A/03/1115192.  <b><u>The council's report for S6/2002/1261/FP is deficient because it fails to mention the existence of previous still operative garaging and car parking conditions pertaining to Site A. The Inspector is therefore not notified of all the material factors of the case.</u></b>  The Inspector writes that "a large number of local residents have expressed concern about the existing problems with parking." He says that overspill parking onto other roads "would have an adverse effect on the parking currently enjoyed by the residents of those roads." He concludes "that the proposal would have a detrimental effect on parking and highway safety in the area."	71	70	45	115	0.99	1.62	

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2002-10-21	S6/2002/1261/FP	Site A Demolition of 11 garages and erection of 7 two bedroom flats (Scheme 2).	<p>Refused. The loss of the 11 garages is given as a reason for refusal of the planning application. On page 3 of the delegated report the planning officer says that the removal of the garages will exacerbate the existing parking problems and that "<i>there is without doubt a parking problem in Lambs Close.</i>" He goes on to state that residents use a number of the garages.</p> <p>The officer fails to identify the existence of previous still operative garaging and car parking conditions requiring retention in perpetuity of the 11 garages and 13 open car parking spaces within Site A. The impact of the loss of 13 open car parking spaces is given no consideration.</p> <p>In addition, the planning officer carries out no assessment of the parking situation in Lambs Close and fails to appreciate the fact that the 11 garages and 13 car parking spaces contained within Site A represent 31% of the on-site garaging/parking provision for the existing established development of 71 flats.</p>	71	70	45	115	0.99	1.62	



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2002-03-01	n/a	Site B Apollo Consultants Ltd block off the access to seven on-site parking spaces	<p>The new site owner Apollo Consultants Ltd block off the access to seven open car parking spaces accessed through Site B by erecting bollards in front of the said parking spaces.</p> <p>The requirement by condition 3 of S6/1992/0583/FP that these parking spaces (and the access route to them) shall be permanently retained is breached by the blocking of the access and that breach occurred in 2002. This decreases by 9% the on-site garaging/parking provision.</p> <p>Please see Appendices 11 and 26 for further information.</p>	71	70	45	115	0.99	1.62	9% Decrease
2002-10-21	S6/2002/1260/FP	Site B Demolition of 33 garages and erection of thirteen two bedroom flats (Scheme 1).	<p>Refused. The loss of the 33 garages is given as a reason for refusal of the planning application and the council notes in the decision notice that:</p> <p><i>"the development will increase car parking problems in this locality, which will prejudice the safe and free flow of traffic within Lambs Close and in the vicinity of the site to the detriment of highway safety and the amenity of nearby occupiers."</i></p> <p>However, the planning officer fails to identify the existence of garaging and car parking conditions pertaining to Site B that were imposed when the mansard roof flats were added to the original 1964 construction of four flat roofed blocks in the 1990s. He also carries out no thorough assessment of the car parking situation in Lambs Close and fails to appreciate the fact that the 33 garages represent 43% of the on-site garaging/parking provision for the flats and neighbouring properties.</p> <p>See Appendix 11 for further information.</p>	71	70	45	115	0.99	1.62	

Site A = Land adjacent to Flats 37 - 48 Lambs Close (Appeal Site)

S6/2011/0413/FP

APP/C1950/A/11/2155240

Site B = Land adjacent to Flats 1 - 12 Lambs Close

Decision Date	Reference No.	Description	Notes	Total Dwellings	Parking Provision On-Site	Parking Provision On-Street	Parking Provision Overall: On-Site and On-Street	Parking Spaces per Dwelling On-Site	Parking Spaces per Dwelling Overall: On-Site and On-Street	Parking On-site percentage increase or decrease
1997-09-26	S6/1997/656/FP	<b>Sites A &amp; B; Block C</b> New car parking layout and replacement of existing garages.  <b>GARAGING AND CAR PARKING CONDITION</b>	Sites A & B become the subject of a garaging and car parking condition of this 1997 consent requiring their retention in use as garaging/parking in perpetuity.  GARAGING AND CAR PARKING CONDITION (3): The car parking and garaging shown on drawing number 97/9 shall be provided and marked out prior to the occupation of any of the flats within the mansard roof of Block C, previously approved under planning ref: S6/0561/95 and shall be retained in that use in perpetuity.  REASON: In order to ensure that sufficient <i>on-site parking</i> is provided in the interests of highway safety.	68	77	45	122	1.13	1.79	
1998-06-08	S6/1998/272/FP	<b>Site A; Block D</b> Revisions to S6/1990/986 for part cosmetic mansard roof and three flats at Block D.  The three flats comprise two two bedroom and one one bedroom.	Granted. Built. The car parking layout under this 1998 planning permission operated as a minor amendment to the car parking layout approved by the 1997 consent (S6/1997/0656/FP).  See page 3 of the letter from Jameson and Hill Solicitors dated 11 April 2011 (Appendix 3).	71	77	45	122	1.08	1.72	
2001-10-16	n/a	<b>Sites A &amp; B</b> Acquired by Apollo Consultancy Ltd	Sites A & B are separated from the original freehold title of the Lambs Close flats and sold to Apollo Consultants Ltd. However these sites remain in the red line site boundary of the four blocks of flats.	71	77	45	122	1.08	1.72	

Site A = Land adjacent to Flats 37 - 48 Lambs Close (Appeal Site)

S6/2011/0413/FP

APP/C1950/A/11/2155240

Site B = Land adjacent to Flats 1 - 12 Lambs Close

Decision Date	Reference No.	Description	Notes	Total Dwellings	Parking Provision On-Site	Parking Provision On-Street	Parking Provision Overall: On-Site and On-Street	Parking Spaces per Dwelling On-Site	Parking Spaces per Dwelling Overall: On-Site and On-Street	Parking On-site percentage increase or decrease
1995-09-01	S6/1995/561/FP	<b>Site A; Blocks B and C</b> Amendment to S6/1994/703/FP and S6/1994/665/FP to provide four two bedroom flats and two one bedroom flats in the mansard roofs of Blocks B and C.	Granted. The parking scheme under planning permission S6/1995/0561/FP was not implemented. Please see page 1 of the letter from Jameson and Hill Solicitors dated 11 April 2011 (Appendix 3).	56	72	45	117	1.29	2.09	
1997-09-26	S6/1997/656/FP	<b>Sites A &amp; B; Block C</b> New car parking layout and replacement of existing garages.	<p>Granted. Built. New parking layout previously approved under planning ref S6/1995/0561/FP. Implemented. Please refer to letter from Jameson and Hill Solicitors dated 11 April 2011 (Appendix 3).</p> <p>The 11 existing garages are retained as an amendment to the 1995 approval which was to replace those 11 garages with 12 car parking spaces.</p> <p>The refurbishment of the garages took place at the end of 1997 as outlined in a letter dated 25 September 1997 from the managing agent (Freehold Management Services) to one of the Lambs Close garage tenants (Appendix 5). Four parking spaces are implemented on the south side of Block D and 12 garages on the south side of Site A are demolished and turned into 13 open car parking spaces.</p>	68	77	45	122	1.13	1.79	7% Increase

Decision Date	Reference No.	Description	Notes	Total Dwellings	Parking Provision On-Site	Parking Provision On-Street	Parking Provision Overall: On-Site and On-Street	Parking Spaces per Dwelling On-Site	Parking Spaces per Dwelling Overall: On-Site and On-Street	Parking On-site percentage increase or decrease
1992-10-29	S6/1992/583/FP	<b>Site B; Block A</b> Revisions to S6/1990/986 for eight one bedroom flats in the mansard roof of Block A.	<b>CAR PARKING CONDITION (3):</b> The car parking shown to be provided for the development shall be provided and marked out prior to the occupation of any of the flats within the mansard roof on Block A, hereby permitted and shall be retained permanently thereafter.  <b>REASON:</b> In order to ensure that sufficient <i>on-site car parking</i> is provided, in the interests of highway safety.  <b>CAR PARKING CONDITION</b> See Appendix 11 (pages 12 - 14) for further information.	56	72	45	117	1.29	2.09	
1994	S6/1994/665/FP	<b>Block B</b> New mansard roof to Block B and eight one bedroom flats.	Granted. Not built.	56	72	45	117	1.29	2.09	
1994	S6/1994/703/FP	<b>Site A; Block C</b> Revisions to S6/1990/986/FP for eight one bedroom mansard roof flats to Block C.	Granted. Not built.	56	72	45	117	1.29	2.09	

Decision Date	Reference No.	Description	Notes	Total Dwellings	Parking Provision On-Site	Parking Provision On-Street	Parking Provision Overall: On-Site and On-Street	Parking Spaces per Dwelling On-Site	Parking Spaces per Dwelling Overall: On-Site and On-Street	Parking On-site percentage increase or decrease
1990	S6/1990/986/FP	<b>Sites A &amp; B; Blocks A, B, C, D</b> New mansard roofs to blocks A, B, C & D forming four one bedroom flats to A, B & C and car parking.	Refused. Allowed on appeal. Not built.	48	62	47	109	1.29	2.27	
1990	S6/1990/987/FP	<b>Sites A &amp; B; Blocks A, B, C, D</b> New mansard roofs to blocks A, B, C & D forming four one bedroom flats to A, B & C and car parking.	Refused. No appeal lodged.	48	62	47	109	1.29	2.27	
1992-10-29	S6/1992/583/FP	<b>Site B; Block A</b> Revisions to S6/1990/986 for eight one bedroom flats in the mansard roof of Block A.	Granted. Built. Ten new on-site car parking spaces are created adjacent to Site B in order to meet the car parking requirements of the eight new one bedroom flats to Block A (1.25 spaces per dwelling).  The access route to seven of these ten car parking spaces is through <b>Site B</b> . The other three on-site car parking spaces (on the west side of Block A) resulted in the <b>loss of two on-street car parking spaces</b> because access was required from the road (across the pavement) and the council gave permission to the developer to drop the kerb. Thus the number of on street parking spaces dropped from 47 to 45 whilst the number of on-site parking spaces increased from 62 to 72. This meant that there was an overall (on-site and on street) increase of only eight parking spaces when the Block A mansard roof development was completed in 1994.	56	72	45	117	1.29	2.09	16% Increase

Decision Date	Reference No.	Description	Notes	Total Dwellings	Parking Provision On-Site	Parking Provision On-Street	Parking Provision Overall: On-Site and On-Street	Parking Spaces per Dwelling On-Site	Parking Spaces per Dwelling Overall: On-Site and On-Street	Parking On-site percentage increase or decrease
1964	E/2210/1964	<b>Sites A &amp; B; Blocks A, B, C, D</b> Erection of 48 Flats and 56 Garages.	<p>Granted. Built. The application passed by the Local Authority clearly states '<b>1 garage for each dwelling</b>' shall be provided for parking cars within the site.</p> <p>48 flats and 56 garages are built in 1964/65: 23 garages located within <b>Site A</b> and 33 within <b>Site B</b>. Six open on-site car parking spaces are created on the northern side of Block D (Flats 37 - 48) giving a total on-site garaging/parking provision of 62 spaces. In addition there are 47 on street parking spaces giving an overall on-site and on street parking provision of 109 spaces for 48 dwellings.</p> <p>The Local Authority planning application reference is P/535-64 (Hertfordshire County Council ref E/2210-64). The scheme described under P/535-64 is identical to previous application P/474-61 (HCC E/1744-61).</p>	48	62	47	109	1.29	2.27	
1990	S6/1990/142/FP & 143/FP	<b>Sites A &amp; B; Blocks A, B, C, D</b> Addition of new mansard roof, staircase and lift to each of the four existing blocks comprising four one bedroom flats per block together with the provision of 28 car parking spaces.	Refused. No appeal lodged.	48	62	47	109	1.29	2.27	