

MS

PLANNING  
DEPARTMENT  
15 OCT 2012  
RECEIVED

**Re: 3 Parkhouse Court, Hatfield, AL10 9QZ**

In response to your email sent 17/09/2012:

1. The application form is the exact same as a previous application to do the exact same as what we are trying to achieve. The application in concern is 56/2008/999/FP at 9 Parkhouse Court, Hatfield, Herts, AL10 9RQ. My argument is that even though this is the whole site, the car park is a public car park that facilitates anyone to park there.
2. 1:1250 Scaled plan with site edged in red- As enclosed.
3. 'Do Not scale' Has now been removed.
4. Horizontal sliding scale – Amended on plan.
5. Scaled plans showing existing and proposed front elevation - We are not proposing any alterations so this can be disregarded.
6. A Sustainability Checklist - As enclosed
7. Biodiversity Checklist As enclosed.
8. Design Access Statement- As Below

**Design Access Statement**

There is a limit to the number of retail units available at Parkhouse Court, this proposal will create an opportunity to valuably add another service for the development and its users. In addition, the proposed development would not be a strain the local community as there is ample space for parking, very good public transport access and well as pedestrian zoned community.

The design principles of this development is to convert a large retail unit that is far too big for our business (Estate Agency) to create two retail units, one of which to operate our Estate Agency business, the other retail unit that focuses on women's nail and beauty that we have already secured tenants under long term lease providing we get the approval on the application to separate the unit.

The landscape will not be altered in anyway, as proof of this would be the successful planning application submitted for 9 Parkhouse Court, Hatfield, Herts AL109RQ (exact opposite to 3 Parkhouse Court) where one retail unit has been divided into two separate units that have thrived over the last four years.

The planning application has been fully adapted to enable the use for the disabled, elderly and very young children for both as a customer or employees (where applicable) of each business unit.

Local context has influence the design to ensure that both retail units will only compliment the other retail units as well as in keeping of the contemporary design of the development as a whole.

Signature   
.....  
Mr Bijal Patel (Applicant/owner)

11<sup>th</sup> October 2012

PLANNING DEPARTMENT  
OFFICE COPY

19 OCT 2012

2012 / 1847