



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2012/1775/FP

Retention of front boundary wall, railings and gates

at: 63 The Ridgeway Cuffley POTTERS BAR

Agent Name And Address

Mr G Free
DLA Town Planning
5 The Gavel Centre
Porters Wood
ST ALBANS
AL3 6PQ

Applicant Name And Address

Mr I Ganney
C/O Agent
DLA Town Planning Ltd
Porters Wood
5 The Gravel Centre
ST ALBANS
AL3 6PQ

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 03/09/2012 and shown on the plan(s) accompanying such application.

The reason(s) for the Council's decision to refuse permission for the development is/are:-

1. The proposed wall and railings have, by reason of its height, length, siting, materials, design and location, have an unnecessarily intrusive appearance out of keeping with and detrimental to the character of this rural Green Belt setting. Therefore, the proposal is contrary to The National Planning Policy Framework and the Welwyn Hatfield District Plan Policies RA3, RA10, D1 and D2 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance (Statement of Council Policy).

REFUSED PLAN NUMBERS:

Site Location Plan 1:1250 & Dwg 1 received and dated 3 September 2012.

Date: **29/10/2012**

Tracy Harvey
Head of Planning

Continuation...