

**TOWN & COUNTRY PLANNING ACT 1990**

**SHELFSIDE HOLDINGS LTD**

**PLANNING, DESIGN AND ACCESS STATEMENT**

**PARK FARM  
NORTHAW ROAD WEST  
NORTHAW  
EN6 4NT**

**Erection of 2No. stable blocks and office together with the retention of existing  
hardsurfacing**

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## 1. INTRODUCTION

- 1.1 This Planning Design and Access statement is submitted in support of a planning application by Shelfside Holdings Ltd for the erection of 2No. stable blocks and office and retention of hardsurfacing. The statement is divided into 4 main sections dealing with the following issues:
- Application Site and Site History
  - Planning Policy Context
  - The Proposal
  - Design and Access
  - Conclusions
- 1.2 The design and access elements together form the basis for the Design and Access Statement. This is set out in the format recommended within the CABI document "Design and Access Statements – How to Write and Read and Use Them".
- 1.3 The site and surrounding area falls within land designated as "Green Belt". The site and surrounding land is currently in equestrian use and comprises of a series of stables, ménages, paddocks and barns typical of this type of use.
- 1.4 The site sits on the southern side of Northaw Road West in between the villages of Northaw and Cuffley. The northern part of the site which is closest to Northaw Road West is defined by a hedge together with the main wall and gates defining the entrance to Park Farm itself. The site then falls away from the road frontage with the Northaw Brook lying in the valley to the south. The entire land holding includes land on both sides of Northaw Road West and amounts to some 104.4Ha.

- 1.5 The site forms part of a well established and popular equestrian centre and riding school (Northaw Manor Equestrian Centre). The establishment is an important local employer providing for full and part time opportunities for the community.
- 1.6 The site has been the subject of a number of previous applications. These are summarised in Chapter 2 of this statement. Chapter 3 assesses the planning policies which are applicable to the proposal whilst Chapters 4 and 5 deal with the proposal and Design and Access issues.
- 1.7 This application will involve the re-siting of 2 existing stable blocks and the resiting and recladding of a small office building to an alternative location. The application follows the refusal of planning permission for these buildings in their current location.

## 2 SITE HISTORY

- 2.1 Planning permission for the use of the site as livery stables and riding school with ménage was granted in 1995 under ref. S6/1995/0545/FP. The full planning history of the site is set out below:

S6/2009/0666/FP – Erection of replacement dwelling following demolition of existing dwelling. Refused.

S6/2006/1123/AG – Erection of open fronted barn for storage of hay. Approved.

S6/1995/0545/FP – Permanent use as livery stables and riding school with ménage (variation to condition 1 of Planning Permission S6/0319/93/FP which restricted permission to temporary period). Approved.

S6/1995/0089/FP – Erection of flood lighting to existing ménage. Approved.

S6/1993/0319/FP – Use of existing stables (with permission for stabling bloodstock horses) for livery and riding school and formation of ménage (exercise area). Approved.

S6/1992/0238/FP – Change of use of a) an agricultural workshop and b) an agricultural barn, for the stabling of bloodstock horses. Approved.

S6/1991/0957/FP – Single storey rear extension. Approved.

S6/1991/0362/FP – Erection of car port and entrance porch. Refused. Appeal – porch allowed; car port dismissed (would appear the carport may have been later built under permitted development)

S6/1991/0371/FP – Single storey side extension. Refused. Appeal dismissed.

S6/1988/0301/FP – Erection of detached garage. Approved.

S6/1987/0013/FP – Detached agricultural workers dwelling with parking space.  
Approved.

S6/1985/0390 – Site for dwelling for agricultural worker. Refused.

S6/1980/0044 – Change of use of farm buildings to dwellings for agricultural workmen. Approved.

S6/1980/0043 – Cattleyard and storage building for beef unit. Approved.

S6/1979/0720/LB – Demolition of house. Approved.

S6/1979/0151 – Demolition of existing building and erection of new dwellinghouse.  
Refused.

S6/1974/0646 – Change of use of farm buildings to dwellings for agricultural workmen. Approved.