



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2013/2530/FP

Change of use of land to car washing, valeting (sui generis), works to include erection of a canopy

at: Ramada Hotel St Albans Road West Hatfield

Agent Name And Address

Mr R Simpson
RJS Planning
132 Brunswick Road
Ealing
W5 1AW

Applicant Name And Address

Mr B Dedei
Hatfield Car Wash Ltd
315 Deansbrook Road
Edgware
HA8 9DD

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 28/11/2013 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 applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that the proposed development would not have a detrimental impact on the character and appearance of the application site or the surrounding area. Given the scale, height, design and siting of the proposed canopy, the development would appear as a prominent and incongruous addition within the streetscene. In addition, the proposal would result in material harm to the setting and visual amenity of the adjacent Grade II listed building. The proposed development would therefore not be compatible with the maintenance and enhancement of the character of the area and it would not preserve the setting of the area or make a positive contribution to the character and local distinctiveness of this locality. As such the proposed development would be in conflict with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

REFUSED PLAN NUMBER(S): RH CW 01 Rev A received and dated 28 November 2013

Continuation...

INFORMATIVE

Car wash liquid waste is classed as trade effluent. Before discharging to a sewer you must always get a trade effluent consent or enter into a trade effluent agreement with your water and sewerage company or authority. If you are not able to discharge effluent to the foul sewer it will be classed as waste and you must then comply with your duty of care responsibilities. More information regarding the discharge of trade effluent can be found online at: www.netregs.gov.uk and <http://publications.environment-agency.gov.uk/pdf/PMHO0307BMDX-e-e.pdf>.

NOTE:-

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be inspected at these offices).

Date: **23/01/2014**

A handwritten signature in black ink, appearing to read 'TH', with a long horizontal stroke extending to the right.

Tracy Harvey
Head of Planning