



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2013/1910/MA

Erection of two stable blocks and office together with retention of existing hardsurfacing

at: Park Farm Equestrian Centre Northaw Road West Northaw Potters Bar

Agent Name And Address

Mr Neil Davis
Davis Planning
19 Woodlands Avenue
Wokingham
RG41 3HL

Applicant Name And Address

Shelfside Holdings Ltd
c/o Davis Planning
19 Woodlands Avenue
Wokingham
RG41 3HL

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 28/10/2013 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 proposed development as a result of its prominence, scale, height, bulk and siting would be visually intrusive to an extent that would harm the openness and visual amenity of the Green Belt contrary to the requirements of the National Planning Policy Framework and Criterion (i) of RA24. The proposal is therefore inappropriate development within the Green Belt where the harm, by reason of inappropriateness is not outweighed by other considerations.
2. The application buildings, due to their siting, design and appearance fail to either reflect or enhance the local landscape character, therefore, the proposal is considered to be detrimental to the objectives of the Landscape Character Assessment contrary to the aims and objectives Policy RA10, D1, D2 and criteria (iii) of Policy RA24 of the Welwyn Hatfield District Plan, 2005.

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).

REFUSED PLAN NUMBER(S): PKFM_001_005 received and dated 28 October 2013 &

Continuation...

Existing Parking Spaces & S1 & Stable Elevation received and dated 04 February 2014
& PKFM_001_004 received and dated 03 March 2014

Date: **20/03/2014**

A handwritten signature in black ink, appearing to be 'TH' followed by a long horizontal stroke.

Tracy Harvey
Head of Planning