



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2014/781/FP

Retention of entrance gates, walls and railings

at: Northfield Woodfield Lane Brookmans Park Hatfield

Agent Name And Address

Mr P Kirkham
Kirkham Sheidow Architects
38 Swan Street
Boxford
Sudbury
CO10 5NZ

Applicant Name And Address

Mr & Mrs P Ingram
Northfield
Woodfield Lane
Brookmans Park
Hatfield
AL9 6JJ

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 28/04/2014 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 proposal is inappropriate development in the Green Belt by definition. Due to its siting, design and scale, the proposal fails to assist in safeguarding the countryside from encroachment, has caused substantial harm to the openness of the area and is detrimental to the visual amenities of the Green Belt. There are no very special circumstances that would outweigh the harm caused to the Green Belt. Therefore, the development would be contrary to The National Planning Policy Framework and the Policies GBSP1, RA10, D1 and D2 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance, Statement of Council Policy 2005.

REASONS FOR APPROVAL

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 viewed on the Council's website or inspected at these offices).

REFUSED PLAN NUMBER(S): 1305/01C & 1305/02 received and dated 28 April 2014

Continuation...

Date: 23/06/2014

A handwritten signature in black ink, enclosed within a thin black rectangular border. The signature is stylized and appears to read 'C. Haigh'.

Colin Haigh
Head of Planning