

✓RAR CG

From: Roger Stephens [Roger.Stephens@thersagroup.com]
Sent: 27 January 2015 12:12
To: Planning
Cc: Edna Stephens; Nick Stephens
Subject: Ref S6/2014/2763/FP - Change of Use from B1a Office to C3 Residential Use at Willow House, 18 Salisbury Square, Hatfield

DEPARTMENT
27 JAN 2015
RECEIVED

Dear Sirs

I write on behalf of the RSA Consulting Ltd Retirement Benefits Scheme ("the Scheme"), of which I am a trustee. The Scheme is the owner of Chequers House, 1-5 Park Street, Hatfield. As you know, Chequers House is a Grade II listed building, parts of which date back to the 15th Century. It is adjacent to Willow House, and is also a Category B1a office building.

We are in principle very supportive of the proposals for Willow, and were grateful for the courteous reception and helpful advice received from Conor Guilfoyle of your Department when we visited the Council offices last week. As advised, we are now writing to confirm our initial comments on the Application as follows:

1. We have a general concern about the capacity of the whole drainage system serving Hatfield Old Town. We have from time to time & too often suffered from the back-flow of sewage from this system into Chequers House. We are concerned that the creation of 5 apartments in Willows may exacerbate the situation.
2. In periods of heavy rainfall, water from the hard surfaces between Willow and Chequers leaks into our cellar: we are concerned that the creation of additional roofing and other hard surfaces will exacerbate this problem.
3. The proposed cycle store at Willow looks directly into bathroom accommodation in Chequers.
4. We note that there are proposed windows in Willow that overlook Chequers - presumably these will have obscure glazing?
5. We fear that the ancient walls of Chequers may be damaged or otherwise compromised by the proposed cycle store, planters and bin stores: they also add to the concerns expressed at paragraphs 1 and 2, above.
6. We are concerned about the potential fire and contamination risks arising from the storage of materials under our fire escape, both generally and during the construction phase of the Willow project.
7. We are likewise concerned about potential damage to the delicate fabric of Chequers during/as a result of the construction.

Should further observations occur to us, we will of course write to you again.

Yours faithfully,
For the Trustees of the RSA Consulting Ltd RBS

Roger Stephens