



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

PLANNING DECISION NOTICE – REFUSAL

S6/2007/1368/MA

RESIDENTIAL DEVELOPMENT (164 UNITS) (RESERVED MATTERS
FOLLOWING OUTLINE PERMISSION S6/1999/1064/OP)

at: PHASE 4 FORMER HATFIELD AERODROME SITE HATFIELD

Agent Name And Address

T BARRY
SMC HICKTON MADELEY ARCHITECTS
LTD
BRITANNIA HOUSE
50 GREAT CHARLES STREET
BIRMINGHAM
B3 2LT

Applicant Name And Address

BOVIS HOMES LTD & TAYLOR WIMPEY
PLC
CENTRAL REGION
BROMWICH COURT
GORSEY LANE
HIGHWAY POINT
COLESHILL
B46 1JU

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 17/09/2007 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 would not result in a development of sufficiently high design quality for the prominent site and would therefore be contrary to the provisions of the Hatfield Aerodrome Supplementary Planning Guidance 1999, Policies D1, D2, D3, and D6 and Supplementary Design Guidance of the Welwyn Hatfield District Plan 2005, and the relevant provisions of PPS1 and PPS3
2. The proposed Block H, through its height, massing and location, would have a significantly adverse effect on the residential amenity of the closest flats in Clarkson Court through loss of light and overbearing appearance, contrary to the provisions of the Supplementary Design Guidance to the Welwyn Hatfield District Plan 2005.

Continuation...

REFUSED PLAN NUMBER(S): 400290/030 rev B & 400290/031 rev D & Hat4-03-100 rev B sheet 2 of 3 & at4-03-100 rev B sheet 3 of 3 & Hat4 -03-101 & received and dated 17 Sept 2007 & 400290/010 rev E & 400290/012 rev C & 400290/015 rev D & 400290/028 rev C & 400290/017 rev H & 400290/014 rev A & 400290/011 rev C & 400290/022 rev E & 400290/023 rev F all received and dated 04 Dec 2007 & 400290/LO-005 rev N received and dated 20 Nov 2007 & Hat-03-106 received and dated 29 Nov 2007 & 400290/002 received and dated 28 Sep 2007

Date: 17/12/2007

A handwritten signature in black ink, appearing to read 'Chris Conway', with a large, sweeping flourish at the end.

Chris Conway
Chief Planning & Environmental Health Officer