



Town and Country Planning Act 1990  
**PLANNING DECISION NOTICE – REFUSAL**

**S6/2008/1203/FP**

**INSTALLATION OF METAL GATES, POSTS AND RAILINGS**

**at: BEDWELL PARK CUCUMBER LANE ESSENDON HATFIELD**

**Applicant Name And Address**

MR DAVID LAMBERT  
MILLGATE HOUSE  
RUSCOMBE LANE  
RUSCOMBE  
TWYFORD  
BERKSHIRE  
RG10 9JT

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 14/07/2008 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 considered to comprise inappropriate development, in accordance with PPG2, paragraph 3.4 not comprising any of the purposes described therein. Inappropriate development, is by definition harmful to the Green Belt and it is for the applicant to demonstrate why permission should be granted. No such very special circumstances have been demonstrated or would appear to exist to justify the harm, and the proposal therefore fails to comply with Planning Policy Guidance Note 2: Green Belts.
2. The development, by virtue of its location, would result in the setting of the listed building being harmed by virtue of closing the important visual separation between the garage courtyard and main listed building. The gates and associated infrastructure would harm the open character of the historic park and garden and setting of the listed building which the wider development and associated landscape management plan has sought to maintain. The proposal would therefore be contrary to policy R28 of the Welwyn Hatfield District Plan 2005 and PPG15: Planning and the Historic Environment.

**Continuation...**

**REFUSED PLAN NUMBER(S): BP/EG/01 & BP/EG/02 Rev A & BP/EG/03 received and date stamped 14 July 2008**

**Date: 02/09/2008**

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**