



# WELWYN HATFIELD COUNCIL

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

## PLANNING DECISION NOTICE – REFUSAL

**S6/2005/1560/FP**

**ERECTION OF 4 TWO BEDROOM AND 1 THREE BEDROOM TERRACED DWELLINGS FOLLOWING DEMOLITION OF EXISTING GARAGES**

**at: LAND ADJACENT TO FLATS, 1-12 LAMBS CLOSE, CUFFLEY, POTTERS BAR,**

### Agent Name And Address

THE KEVIN HINDS PRACTICE  
2 WEST STREET  
WARE  
HERTS  
SG12 9EE

### Applicant Name And Address

APOLLO CONSULTANTS  
c/o THE KEVIN HINDS PRACTICE

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 16/12/2005 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. By reason of their size, number and positioning, the proposed dwellings would represent an overdevelopment of the site, giving a cramped appearance having an unsatisfactory relationship with existing development, to the detriment of the amenity of the locality in general. The proposal would fail to accord with Policies D1, D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance (Statement of Council Policy), which together seek to achieve a high standard of environment.
2. By reason of its height, depth and siting close to adjoining maisonettes fronting Station Road, the proposed terrace of five dwellings would be likely to have an overbearing impact on the occupiers of these properties to the detriment of their amenity, and would also be likely to bring about a significant loss of sunlight and daylight received by the occupiers of these neighbouring properties. This is contrary to Policy D1 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance (Statement of Council Policy).

REFUSED PLAN NUMBER(S): Drawings 504.B.01, 504.02 Received on 16/12/2005

Date: **10/02/2006**

Chris Conway  
Chief Planning & Environmental Health Officer



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### DECISION NOTICE

Ref N°

S6/0272/98/FP

#### TOWN AND COUNTRY PLANNING ACT 1990

Part cosmetic mansard and part full mansard incorporating 3 No. flats (amendments to planning permission S6/0986/90/FP)

at: Block D, Lambs Close, Cuffley, Potters Bar

To:

J.M.A. Design and Technical  
Services, Oak Tree House, Sacombe Green, Ware, Herts  
SG12 0JQ

For:

Forestore Ltd,  
The Old Stable, Woodlands, Silver Street, Goffs Oak,  
Herts

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 PERMIT the development proposed by you in your application received with sufficient particulars on 10th March 1998 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

REASON

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-
  - (1) which existing trees, shrubs and hedges are to be retained or removed.
  - (2) what new planting is proposed, together with details of the species, size and method of planting.
  - (3) what measures are to be taken to protect both new and existing landscaping during and after development.



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continued

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

#### REASON

To enhance the visual appearance of the development.

3. Before any construction works commence on site, full details or samples of the materials to be used in the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

#### REASON

To ensure that the external appearance of the development is not detrimental to the character of the locality.

4. No trees shall be felled, lopped, topped, damaged or otherwise destroyed, without the prior consent in writing of the Local Planning Authority.

#### REASON

To ensure the preservation of trees listed in a Tree Preservation Order.

5. The car parking and garage spaces shown on drawing No.2 forming part of this permission shall be provided and marked out within one month of the date of this permission and shall subsequently be retained solely for that purpose.

#### REASON



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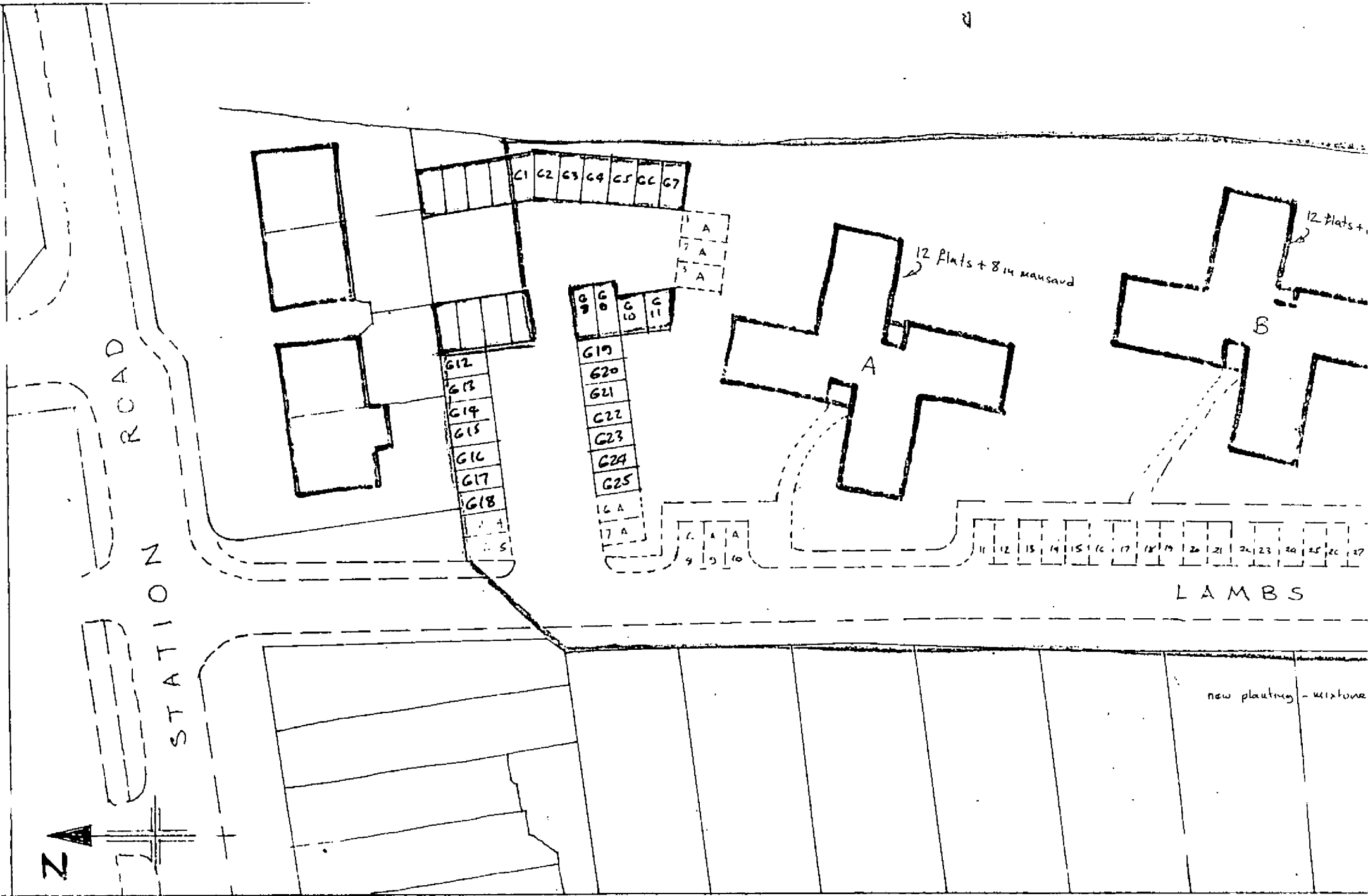
S6/0272/98/FP

continued

To ensure that sufficient on-site car parking is provided in the interest of highway safety

Date : 8th June 1998

Signed:   
Chief Planning Officer



PROPOSED GARAGES AT LAMBS CLOSE, CUFFLEY, HERTS.

OFFICE COPY

WELWYN HATFIELD COUNCIL

RECEIVED  
6/27/98  
- 9 MAR 1998

TOWN & COUNTRY  
PLANNING  
DEPARTMENT  
COUNCIL CONSENT  
PLAN REFERENCE  
08/2/98

DATE

approx position of adjacent plot  
proposed plot  
D.S. enjoyment

- G26
- G27
- G28
- G29
- G30
- G31
- G32
- G33
- G34
- G35
- G36

Transplant existing ornamental planting  
for satisfaction of U.A. residents

12 Plots + 6 m wansard  
new planting

3rd floor plots  
to match existing  
side of block

12 plots + 3 m  
part wansard.  
existing garages  
retained

new planting  
cosmetic wansard west  
side of block

parking space indicated for block B application 703/94.  
parking space deleted application 561/95.  
parking space reinstated for block D this application.

parking space indicated for block C application 703/04.  
parking space deleted application 561/95  
parking space reinstated for block D this application

renovate disused parking area (work in progress)  
unallocated parking to be repaired & made available

more trees @ 2/m<sup>2</sup>  
extra Nitida @ 3/m<sup>2</sup>  
@ 500 ccs  
cutler Regenera 2/m<sup>2</sup>

SCALE 1:500

DRC No

VIIT/ No 19