



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2008/2224/MA

CHANGE OF USE OF LAND TO C3 DWELLING HOUSES, EXTENSIONS AND CONVERSION OF BARN TO CREATE SIX BED DWELLING PLUS STAFF ACCOMMODATION. ERECTION OF FOUR TWO STOREY DWELLINGS COMPRISING OF; 1X THREE BED, 1 X FOUR BED, 2 X FIVE BED DWELLINGS AND ANCILLARY CAR PARKING AND LANDSCAPING FOLLOWING DEMOLITION OF EXISTING BUILDINGS

at: COLESDALE FARM 26 NORTHAW ROAD WEST NORTHAW POTTERS BAR

Agent Name And Address

METROPOLIS PD
30 UNDERWOOD STREET
LONDON
N1 7JQ

Applicant Name And Address

MR M MARRINAN
C/O AGENT

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 07/11/2008 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 site lies within the Metropolitan Green Belt where there is a presumption against inappropriate development. The four new dwellings proposed would be visually intrusive in the landscape to the detriment of the openness, character, appearance and visual amenity of the Green Belt. As such, the proposal represents inappropriate development and no very special circumstances have been demonstrated to set aside Green Belt policies of restraint, and so is contrary to the advice contained in Planning Policy Guidance Note 2.
2. The proposed conversion of the brick barn is considered to be inappropriate within the Green Belt as it relies on significant extension to the existing built form that would detract from the openness character, appearance and visual amenity of the Green Belt. As such, the proposal represents inappropriate development and no very special circumstances have been demonstrated to exist to set aside Green Belt policies of restraint, and so is contrary to the advice contained in Planning Policy Guidance Note 2 and would conflict with the requirements of Policy RA17 of the Welwyn Hatfield District Plan 2005.

Continuation...

3. The applicant has failed to prove to the satisfaction of the Local Planning Authority that the application buildings and ancillary grounds could not continue to be viably used for business purposes and new business uses for unoccupied buildings. As such, the proposed development represents inappropriate development and no very special circumstances have been demonstrated to exist in this case to set aside Green Belt policies of restraint, and so is contrary to the advice contained in Planning Policy Guidance Note 2, PPS7 Sustainable Development in Rural Areas and would conflict with the requirements of Policy RA17 of the Welwyn Hatfield District Plan 2005.

4. The proposed change of use to C3 residential dwellings including the formation of a substantial residential curtilage would result in associated domestic paraphernalia considered inappropriate within the Green Belt. The suburbanisation of a rural area would be visually intrusive in the landscape to the detriment of the openness, character, appearance and visual amenity of the Green Belt and so is contrary to the advice contained in Planning Policy Guidance Note 2.

INFORMATIVES

1. Please be advised that the completion of Certificate A has been accepted on the understanding that the other users of the application site do not have a leasehold interest with at least 7 years left to run and that all land is within the applicants ownership.

2. The applicants attention is drawn to the response from Hertfordshire County Council Highways department which outlines the need to secure a financial contribution of £7,125 towards sustainable transport measures. Should an appeal be lodged or future application submitted, these measures would need to be secured by way of a 106 Agreement/Unilateral Agreement between the applicants, Welwyn Hatfield District Council and Hertfordshire County Council. Further advice might be sought from the Local Planning Authority.

REFUSED PLAN NUMBER(S): Site Location Plan & 01 & 02 & 03 & 04 & 05 & 06 & 07 & 08 & 09 & 10 & 11 & 12 & 13 received and dated 7 November 2008.

Date: **06/02/2009**



Chris Conway
Chief Planning & Environmental Health Officer