

6/2019/0415/LAWP

**Location** Land at Hook Wood Hook Lane Northaw EN6 4DA

**Proposal** Certificate of lawfulness for the continuation of development of three dwellings with associated garages

**Case Officer** Mr William Myers

**Organisation**

**Type of Comment**

**Type** neighbour

I have been a resident of Hook Lane [redacted] and have recently been told of a proposed development of three terraced cottages directly opposite my house. I object to the building of these properties on the following grounds:

- 1) No cottages were demolished on the site of the proposed development which is approximately 400 meters from the demolished Hook Cottages.
- 2) I question whether the intention of the Certificate of Lawfulness is that developers could build wherever they liked on the land that they own.
- 3) Hook Lane is unsuitable for more traffic as the road is narrow and even two cars passing one has to encroach on a neighbour's drive. A lorry or emergency vehicle would block the Lane.
- 4) The area is greenbelt land and as a bridle path is frequently used by horses.
- 5) There is a large oak tree in the proposed area for redevelopment. It would be difficult to build here without damage to this tree. All the oaks in that area have preservation orders.
- 6) The area is not served by public transport and the nearest bus stop is a one-kilometre walk without a footpath.
- 7) Any development will disrupt the wildlife as Hook Lane is adjacent to Fir and Pond Woods Nature Reserve.
- 8) When I moved to Hook Lane in [redacted] the Hook Cottages had not been completely demolished and were in a dilapidated state surrounded by wire and a warning notice to Keep out. This contradicts item 4.1.1 of the Certificate of Lawfulness as it claims that 'Hook Cottages were demolished in early 1975'.