



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

**S6/2012/479/FP**

**Erection of new dwelling following demolition of existing**

**at: 33 Kentish Lane Brookmans Park HATFIELD**

**Agent Name And Address**

Mr A Paps  
Papa Architects Ltd  
222 Archway Road  
Highgate  
LONDON  
N6 5AX

**Applicant Name And Address**

Mr A Antoniadis  
C/O Agent  
Papa Architects Ltd  
222 Archway Road  
Highgate  
LONDON  
N6 5AX

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 15/03/2012 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 proposed development would represent inappropriate development in the Green Belt, due to the proposed replacement dwelling materially exceeding the size of the existing dwelling it is to replace, by reason of the substantial increase in habitable floorspace, volume, footprint, eaves height and ridge height. Furthermore, the proposed development as a result of its prominence, bulk and design would significantly diminish the openness of this part of the Green Belt to the detriment of the character of the area. The proposal is therefore inappropriate development within the Green Belt where the applicant has failed to prove to the satisfaction of the Local Planning Authority, that the harm, by reason of its inappropriateness is outweighed by other considerations contrary to the provisions of Section 9 'Protecting Green Belt Land' contained in the National Planning Policy Framework, March 2012 and Policy RA4 of the Welwyn Hatfield District Plan 2005.

2. The Local Planning Authority considers that the applicant has failed to demonstrate the development complies with the requirements of The Conservation of Habitats and Species Regulations 2010 as no appropriate bat survey has been submitted with the application to confirm whether bats are present in the existing roof of the application property. This is contrary to the requirements Policy SD1 and RA11 of the Welwyn Hatfield District Plan 2005, The Conservation of Habitats and Species Regulations 2010

**Continuation...**

and The Wildlife and Countryside Act 1981.

REFUSED PLAN NUMBER(S): 1111 98 002 & 1111 98 003 & 1111 98 500 & 1111 00 001 & 1111 00 100 & 1111 00 101 & 1111 00 102 & 1111 00 103 & 1111 00 200 & 1111 00 201 & 1111 00 202 & 1111 00 203 received and dated 15 March 2012.

Date: **10/05/2012**

A handwritten signature in black ink, appearing to be 'TH' followed by a long horizontal stroke.

Tracy Harvey  
Head of Planning