

10 January 2019

Terry Scott
The Planning Inspectorate
3D Eagle
2 The Square
Bristol BS1 6PN

Town and Country Planning Act

Appeal by Mr Mohammad Hussain-Hiam Site Address; 33-34 Salisbury Square, Hatfield, AL9 5AF

Dear Mr Scott

Thank you for your letter dated 2 January 2019.

My response to the comments made by Welwyn Hatfield Council regarding my planning appeal is as follows:-

- The parking spaces available at the site have always been available for use by my tenants. The Council have not produced any evidence to date to prove that they are on the Public Highway. Should the spaces have been on the Public Highway I am certain that the Council would have taken action to prevent my tenants from using them.
- The Council have criticised the drawings submitted but made no attempt to meet with my architect to discuss amendments which I would have been happy to adopt.
- It should be noted that, apart from my property, there remain only two units which continue to trade as the customer base has diminished enormously over the years.
- The response to the comments made by Gascoyne Cecil Estates are more than adequately addressed by my Tenant whose letter is enclosed and which casts doubt on their credibility, especially since they had promised to develop Salisbury Square in 2007 and no work has commenced twelve years later.
- The comment made by Mr Downs indicating that "freeholder owner and the tenant" are "believed to be one and the same" is not only irrelevant but totally erroneous and of course this can be verified at Land Registry.
- The statements refer to the vibrancy of Salisbury Square but sadly that is something that is not the case. The Square is simply devoid of any passing trade or vibrancy and I would urge a visit on a Saturday night to verify this fact.

I do hope that you will be able to look at my case sympathetically and I look forward to hearing from you in due course.

Yours sincerely

M A HUSSAIN-HIAM

M. A. Hussain - Hiam





Taste of India

33-34 Salisbury Square, Hatfield, AL9 5AF

10 January 2019

Dear Sirs

Re: APWD1800W/180200003: 33-34 Salisbury Square, AL9 5AF

I write further to the objections received in respect of the above planning permission and say as follows:

I confirm that the freeholder of the property is Mr. Mohammed Asad Hussain Khan. I am the leaseholder and have been since taking occupation of the premises since 1993. I have never owned the freehold title. I would refer any interested parties to Land Registry for confirmation.

During my occupation, Taste of India has always been very quiet with little passing trade. However, it previously been used to be a parade of shops and other food establishments. This, unfortunately has changed with the closure of many of the businesses and limiting the footfall into the Square. I took the decision to refurbish the restaurant in 2017 at a cost of £60,000.00 to encourage business, however this has been limited.

In 2002 I was led to believe that the Gascoyne Deol Estates (GDE) would be investing heavily into the Square and encouraging substantial retail and restaurant enterprises, to make it into a social hub. This led to the closure of the parade of shops except for 1 convenience store since 2014.

The train station was opened over 2 years ago with 5 retail spaces, however even to today only 1 unit is occupied with the others remaining vacant. This is a reflection of the economy and the lack of confidence in business not willing to invest in Old Hatfield.

The Red Lion Pub which is located on a busy junction with substantial passing trade, sold off their car park to developers around 2000/7 who subsequently built approximately 24 properties. They also refurbished the Pub on 2 occasions and have spent in excess of £500,000.00. It is absurd to compare Taste of India to the Red Lion.

The Great Northern Pub, formerly known as The Hatfield Arms is located directly opposite the train station has also undergone 2 major renovations, and 3 changes in tenants since I have been in the Square, and it is still struggling for business.

The Eight Bells Pub, located at the bottom of Fore Street, Old Hatfield has also gone through several tenancy changes and the current Landlord is unable to open the establishment on a regular basis due to the lack of trade.

The New Dynasty establishment had been a restaurant when I first came to Salisbury Square. After being closed for several years, they re-opened as a take away and it is also had 3 changes in leaseholder.

The former Moviebank shop, a few doors away from us, after being closed for approximately 10 years has only recently opened as a kitchen show room.

In 2014 - 2016 I had several articles written about my difficulties in getting the restaurant published in Welwyn & Hatfield Times. The CCE was in fact in fact to find many these times

Peter Gregg and Anthony Downing, the former Managers of CCE, who used to regularly visit my restaurant used to advise that the development of Sawbury Road would be better sooner than I thought. Sadly the Managers are no longer there and it has now taken up to 17 years. I am saddened that CCE have developed properties at Bushey Meads and Arn and Awood Lane, Church Lane, Jacobs Ladder and Hatfield Station and Sawbury Road is yet to be completed. The road outside of the restaurant has also not been opened.

With all due respect to the those concerned, the Taste of India is not considered to be expensive compared to other similar establishments in the area. Our prices are fair and have not changed over the last five years. We have regular promotions including offering 20 per cent discounts on Wednesday evenings. I have also been actively promoting the restaurant via sponsoring charity events and marketing on Google. I have 55 reviews on Google with an average of 4.1 out of 5. This highlights that I have been maintaining my quality. Unfortunately this has had very little impact on the trade.

Despite all of the above, I cannot sustain the restaurant, it is not financially feasible and I would implore that the planning permission is granted.

Yours faithfully,

[Redacted Signature]

**Mo Umar
Manager
Taste of India**



