

Our ref: DK/24001

E-mail [REDACTED]



Mr M Peacock
Team Leader
Development Management
Welwyn Hatfield Borough Council
Council Offices
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

9th April 2024

Dear Mr Peacock

The Town & Country Planning (General Permitted Development) (England) Order 2015

The Town & Country Planning Act 1990

Prior Notification of a proposed enlargement of a dwellinghouse by the construction of an additional storey

Woodlands, Well Road, Northaw, Potters Bar, Hertfordshire, EN6 4BN

As you know, Yiangou Architects and DK Planning & Development Ltd are currently instructed by the current owners of Woodlands to consider enlarging the existing dwellinghouse by utilising permitted development rights available as a consequence of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

We have carefully reviewed the options for increasing the size of the existing dwellinghouse in the light of the recent refusal to grant Prior Approval for two additional storeys utilising Class AA of Part 1 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended). As a result, we are pursuing a revised Prior Notification application for the addition of one storey only.

Our revised application comprises the following:

1. Application Form
2. Application fee (£120)
3. Drawing No. 2755 1301 A - Site Location Plan
4. Drawing No. 2755 1302 B - Existing Site Plan
5. Drawing No. 2755 1303 A - Existing Floor Plans
6. Drawing No. 2755 1304 A - Existing Elevations
7. Drawing No. 2755 1307 B - Proposed Site Plan
8. Drawing No. 2755 1308 A - Proposed Floor Plans Sheet 1
9. Drawing No. 2755 1309 C - Proposed Floor Plans Sheet 2 and Typical Window Detail
10. Drawing No. 2755 1310 C - Proposed Elevations Sheet 1

11. Drawing No. 2755 1311 C - Proposed Elevations Sheet 2
12. Planning Statement prepared by DK Planning & Development Ltd
13. OS Map printed and published in 1957

Community Infrastructure levy

We are aware of and have had regard to the requirements of the National Planning Practice Guidance and the Community Infrastructure Levy (CIL) Regulations.

Notwithstanding the above, the Council's website currently says that "*Subject to the consultation, the Council is aiming to introduce CIL by the end of 2024.*" As a result, we note CIL is not yet chargeable.

We look forward to the receipt of a favourable outcome in due course. However, if you require any further information or clarification of any matter raised in these submissions, please contact me on [REDACTED] or via e-mail [REDACTED]

Kind regards

Yours sincerely

[REDACTED]

**David Keyte BA (Hons), MRTPI
Director**

DK Planning & Development Ltd

Encs

cc Yiangou Architects