

Our Ref: PA/1282/sf  
Your Ref: S6/2017/1176/PN11 and S6/2011/1994/MA

13 July 2017

Mr Colin Haigh  
Head of Planning  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts  
AL8 6AE

Dear Mr Haigh

**Blackhorse House, 36 Salisbury Square, Hatfield**

I refer to the above prior notification application for the “prior approval” for the change of use from office (B1a) to a dwelling house (C3) to include the creation of 16 x 1 bedroom flats.

I am writing on behalf of Gascoyne Cecil Estates, owners of the adjacent land and buildings at Salisbury Square.

I write to confirm that my clients strongly object to the proposed scheme for Blackhorse House in that it will frustrate Gascoyne Cecil Estates approved and implemented scheme for the regeneration of Salisbury Square under planning permission S6/2011/1994/MA.

I refer to submitted Drawing SK003A – Proposed Parking Plan, which utilises existing parking spaces. This plan clashes with the approved parking plan, pedestrian thoroughfare and priority area linking across from Hatfield Station into Salisbury Square. Please see attached Drawing 789-1090 dated January 2011.

I understand from the Town & Country Planning General Permitted Development Order Prior Approval Regulations, that any approval for change of use from B1 to C3 dwellings/flats is required under the Regulations to be carried out in accordance with the submitted details. Clearly, therefore there is a clash between the two schemes which requires remedy.

I understand from the applicants’ agents, David Lane Associates that an amended parking plan is being prepared to accord with the approved and implemented Salisbury Square planning permission S6/2011/1994/MA. However, at the time of writing, nothing has been submitted to the Council.

Whilst Gascoyne Cecil Estates do not wish to frustrate the Blackhorse House scheme for the creation of flats, this proposal as it stands should be refused on highway grounds unless an amended plan is submitted. Without this amended plan, the Blackhorse House scheme will undermine the approved Salisbury Square development which has been fully designed and prepared with the support of the local Old Hatfield community, Welwyn & Hatfield Borough Council and local stakeholders including Hertfordshire Highways.



Your early reply in this matter would be appreciated.

Yours sincerely



Paul Atton MRTPI  
Associate Director  
[paul.atton@jbplanning.com](mailto:paul.atton@jbplanning.com)

Encs: Drawing ref: SK-003A – Blackhorse House Parking Plan (25 March 2017)  
Drawing no. 789-01090 – Salisbury Square Proposed Site Plan – Ground Level (January 2011)

cc: Anthony Downs  
Vicky Davies – David Lane Associates  
James Dale – Hertfordshire County Council, Highways



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**PARKING**

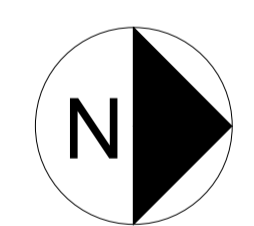
Public:	50 (6 access.)
Job centre:	31
Existing private:	13
For new commercial units:	21
For new residential units:	26
<b>Grand total:</b>	<b>141</b>

**Parking key:**  
 J = Job centre parking  
 E = Existing private parking  
 C = Allocated for new commercial units  
 R = Allocated for new residential units  
 Unmarked spaces are public, inc. accessible

Read in conjunction with 789-110 (Basement Plan)

**Revisions**

A	17.1.11	Revised red line and reduced scale Scale bar added
B	25.1.11	Scaled 1:1250 plan added
C	27.1.11	Blue line added
D	28.1.11	P Atton revisions Drawing number changed formally known as 789 SK 001 D
E	28.1.11	P Atton revisions
F	31.1.11	Red Line revisions
G	04.02.11	Red Line revision
H	16.03.11	Drawing Number Revised Previously known as 780-011G
I	17.03.11	Amendments to roads around terraced houses
J	25.03.11	Parking allocations added, amendments to disabled parking
K	31.03.11	Parking amended
L	02.06.11	Parking and redline amended, issued for comment
M	16.06.11	Minor amendments to parking and redline, landscaping added, labels added
N	10.08.11	Minor amendments to parking
O	16.08.11	Minor amendments to landscaping



Drawing Status  
**PRELIMINARY**

**BROOKS / MURRAY**  
 ARCHITECTS  
 8-10 NEW NORTH PLACE  
 LONDON EC2A 4JA  
 TEL 020 7739 9955  
 FAX 020 7739 9944  
 architects@brooksmurray.com

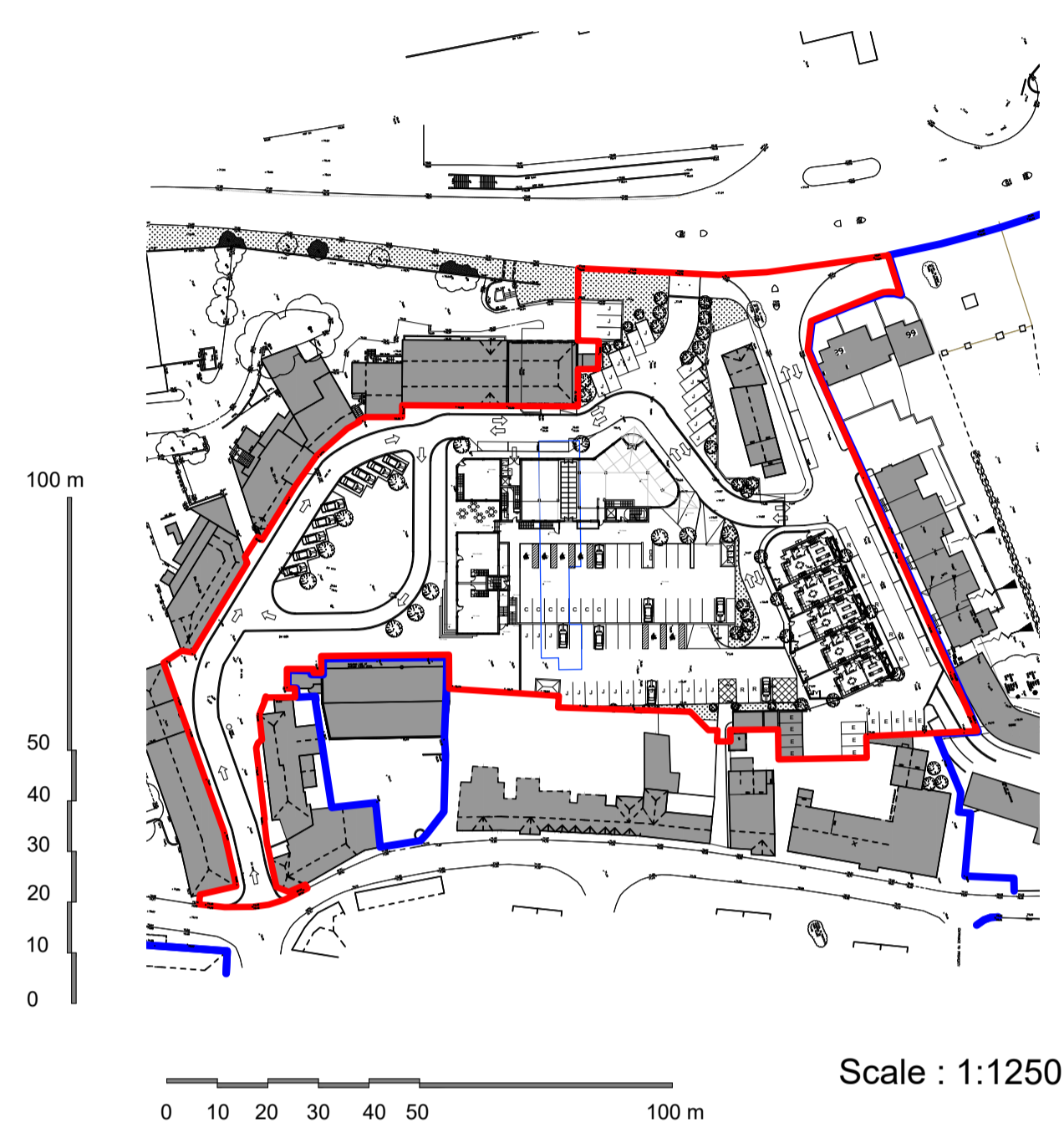
CLIENT:  
**GASCOYNE CECIL ESTATES**

JOB:  
**Salisbury Square**

DATE: **Jan 2011** SCALE: **1:500@A1**

DRAWING TITLE:  
**Proposed Site plan - Ground level**

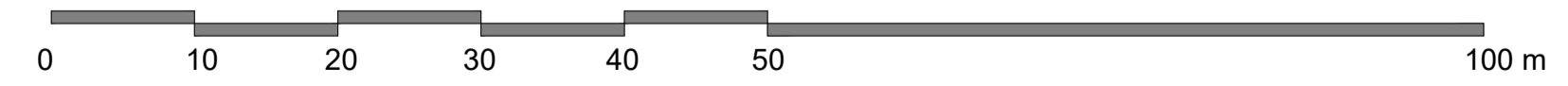
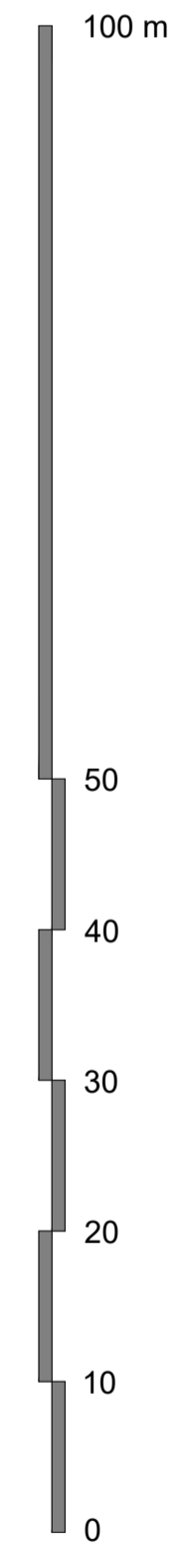
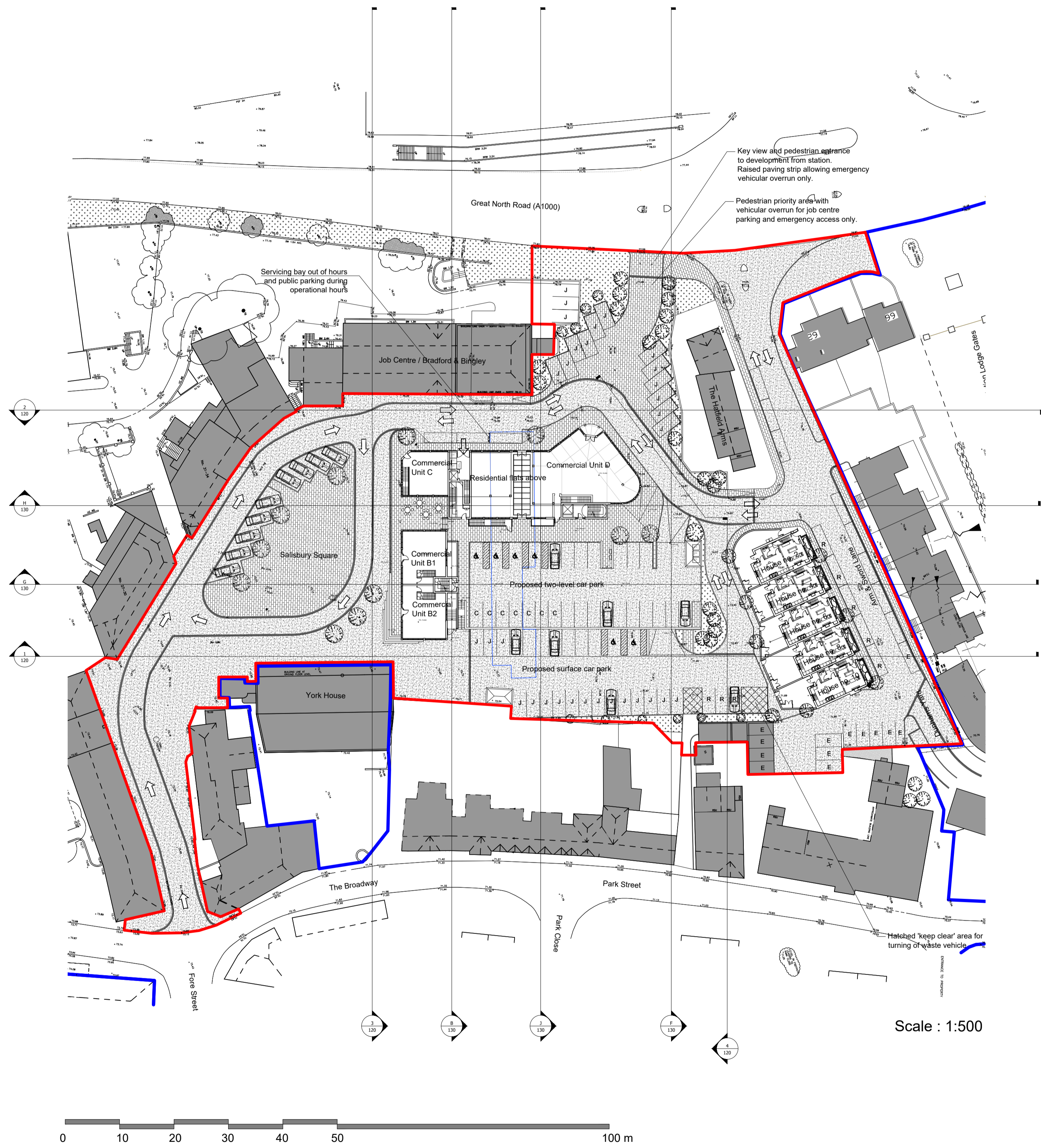
DRAWING NUMBER:  
**789 - 109 O**



**Landscaping**

- New tarmac with rolled gravel top falling to gravel setts
- New stone/reconstituted stone paving slabs for pedestrian access - suitable for vehicular overrun in selected locations, with granite setts/marshalls conservation kerb edging
- Grass and soft landscaping

Read in conjunction with 789-091





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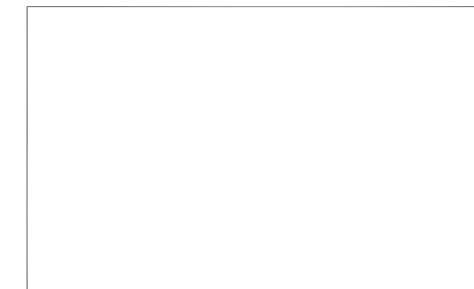
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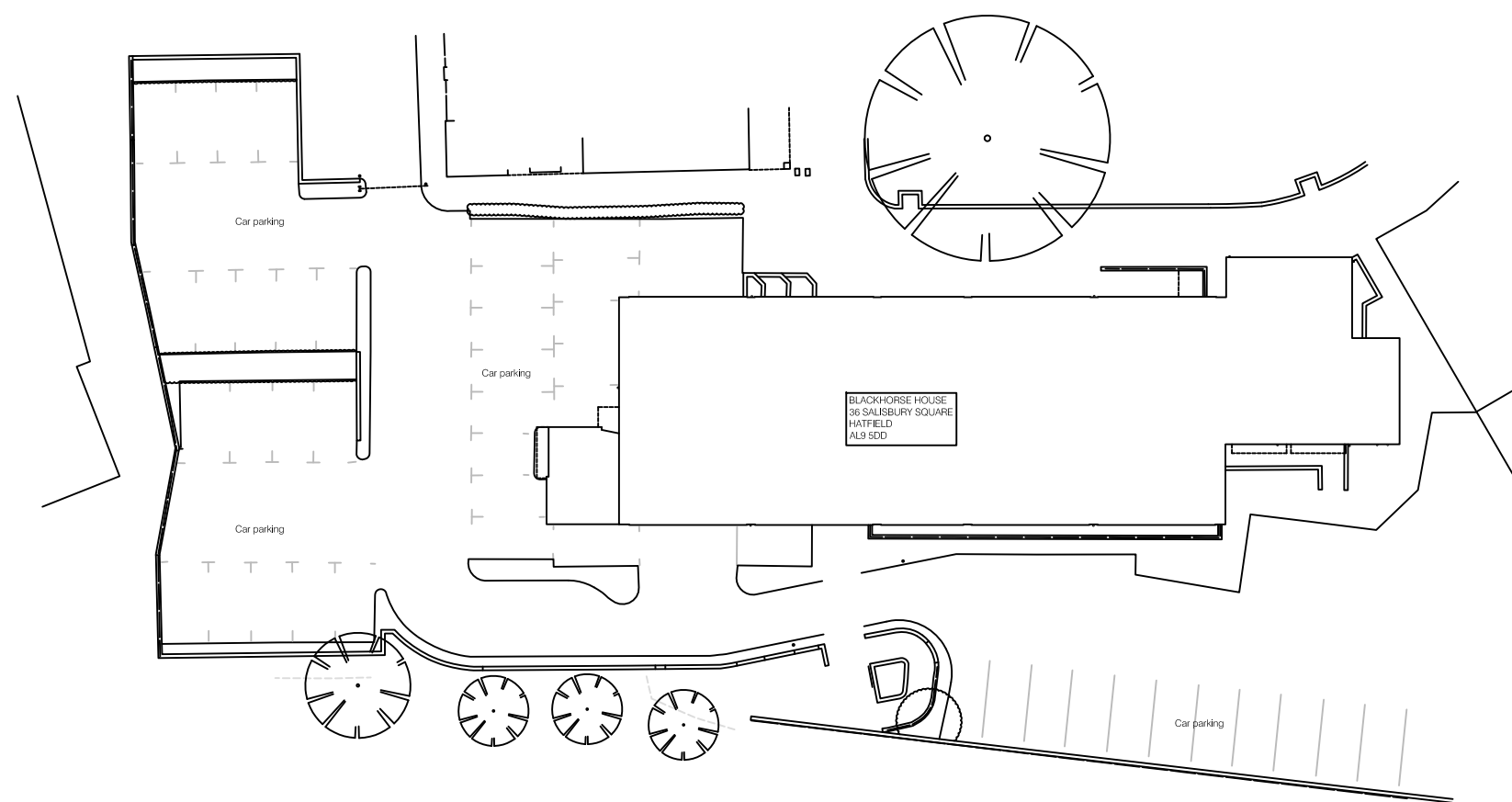
The contractor is responsible for ensuring compliance with the CDM regulations and appropriate health and safety on site precautions. The client / building owner must obtain any necessary party wall agreements prior to engaging in works on site.

KEY PLAN



NOTES

REV	NOTES	DATE	BY	AUTH
A	FIRST ISSUE	24/05/17	JS	JS



KEY:

xx PARKING SPACE

VABEL

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ISSUE FOR INFORMATION

TITLE PARKING PLAN

PROJECT BLACKHORSE HOUSE

SCALE AT A1:	SCALE AT A3:	DRAWN BY:	AUTH:
1:200	1:400	JS	JS
DATE:	JOB NO.:	DRAWING:	REV:
25.03.2017		SK0003	A

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