

Comments on Planning Application
Reference 6/2021/0079/Full

8 Hill Rise, Cuffley, Potters Bar, EN6 4EE

Thank you for your letter of the 15th January,2021 seeking comments on this fait accompli demolition & rebuilding scheme (planning permission (6/2021/0079/FULL) before the 5th February,2021.

A scheme characterised, for example, by its:

- Unique size & scale.
- Various breaches of the original planning consent detailed in the attached scanned drawings.
- Lack of replacement soft landscaping.
- Candid two way views through its front elevation windows, due to the unduly large areas of clear glass that do not accord with the original window design in either style, colour or material.

In short, the development fails to comply with the standards of design and construction required by the National Planning Policy Framework, saved policies D1 & D2 of the District Plan 2005 & Draft Policy SP9 of the Draft Local Plan.

Other points to bear in mind for future developments in this area are the:

- routine council strictures on days & hours of demolition & construction work, builders' car & lorry parking etc , are rarely, if ever, enforced by either the planning staff at Welwyn & Hatfield or the car parking staff at East Herts.
- poor liaison between planning & building control that has compounded this problem.
- river of running water that occurs on this side of Hill Rise whenever it rains hard. A long standing problem of poor surface water drainage known to Herts County Council, which it seems it hasn't got the money to put it right.

Regards


3 Hill Rise, EN6 4ED