

**Notice of Decision**  
**Town and Country Planning Act 1990**  
**Town and Country Planning (Development**  
**Management Procedure) (England) Order 2015**  
**Refusal of Permission for Development**

Mr G Winter  
11 Northaw Park  
Hook Lane  
Potters Bar  
EN6 4DA

**Application No:** 6/2018/1186/FULL

**Date of Refusal:** 27 July 2018

**WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned Act, hereby REFUSE to permit:**

**Development:** Subdivision of existing single dwelling into two dwellings, with the installation of a front door and window to facilitate conversion of a garage into a hall, corridor and utility room

**At Location:** 11 Hook Lane, Northaw Park, Potters Bar, EN6 4DA

**Applicant:** Mr G Winter

**Application Date:** 1 June 2018

1. The proposal, by virtue of its location and remoteness from existing services and facilities, would represent an environmentally unsustainable form of development. This is not outweighed by the limited economic and social benefits. As such, the proposed development is fundamentally unsustainable, contrary to Policies SD1 and H2 of the Welwyn Hatfield District Plan 2005, Policies SP1 and SADM1 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2018.

**REFUSED DRAWING NUMBERS**

2. 

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
Plan 7		Site Plan	1 May 2018
Plan 1		Existing Parking Plan	1 May 2018
Plan 2		Proposed Parking Plan	1 May 2018
Plan 3		Existing Side Elevation	1 May 2018
Plan 4		Proposed Side Elevation	1 May 2018
Plan 5		Existing Front Elevation	1 May 2018
Plan 6		Proposed Front Elevation	1 May 2018
Plan 8		Existing Floor Plan	1 May 2018
Plan 9		Proposed Floor Plan	1 May 2018
Plan 10		Existing First Floor Plan	1 May 2018
Plan 11		Proposed First Floor Plan	1 May 2018
Plan 12		Existing and Proposed	1 June 2018

Existing Block Plan	Rear Elevation Existing Block Plan	1 June 2018
Proposed Block Plan	Proposed Block Plan	1 June 2018
Location Plan	Location Plan	6 June 2018

## 1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 38 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).



Colin Haigh  
**Head of Planning**

## Town and Country Planning Act 1990

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse permission for
  - a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice;
  - For all other appeals, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.