

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 Stern
Unit 9B
Fountayne Road
Tottenham Hale
London
N15 4BE

Application No: 6/2020/1177/FULL

Date of Refusal: 14 August 2020

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

Development: Retention of the use of the first and second floor levels from Retail (A1) to 2 small HMO units (with no more than four occupants each).

At Location: First and Second Floor 12 Harpsfield Broadway Hatfield AL10 9TF

Applicant: Mr Desai

Application Date: 19 June 2020

1. The proposed development would result in the concentration of houses in multiple occupation exceeding 20 percent of the total number of dwellings within a 50 metre radius of the application site, contrary to Criterion HMO1 of the Welwyn Hatfield Borough Council Houses in Multiple Occupancy Supplementary Planning Document 2012. The application therefore fails to maintain an appropriate balance and variety of residential properties within the locality and the resulting imbalance in the community would have a material and harmful effect on the character of the area contrary to Policies SD1 and D2 of the Welwyn Hatfield District Plan 2005; Criterion HMO1 of the Houses in Multiple Occupation Supplementary Planning Document 2012; and the National Planning Policy Framework.
2. The proposed development by virtue of the lack of dining/communal areas, poorly designed amenity space and three bedrooms which would fail to meet the minimum internal layout standards set out within Criterion HMO5 of the Welwyn Hatfield Borough Council Houses in Multiple Occupancy Supplementary Planning Document 2012 and as such, would result in poor quality design and unsatisfactory living conditions for the occupants of the property contrary to Policy D1 of the Welwyn Hatfield District Plan 2005; Criterion HMO5 of the Houses in Multiple Occupation Supplementary Planning Document 2012; Policy SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan 2016; and the National Planning Policy Framework.
3. An inadequate level of car parking provision is provided or is available to serve the development which would further exacerbate the existing car parking pressures within the vicinity which would be harmful to the character of the

area. The proposal is therefore contrary to Policy M14 and D1, D2 of the Welwyn Hatfield District Plan 2005; Supplementary Planning Guidance Parking Standards 2004; Interim Policy for Car Parking Standards and Garage Sizes 2014; Criterion HMO2 of the Houses in Multiple Occupation Supplementary Planning Document 2012; Policy SADM12 of the Welwyn Hatfield Borough Council Draft Local Plan 2016; and the National Planning Policy Framework.

4. Insufficient and inaccurate drawings have been submitted with the application to adequately assess the provision of car parking, cycle storage and bin storage against Policies GBSP2, D1, D2 and M14 of the Welwyn Hatfield District Plan 2005; Criterion HMO4 of the Houses in Multiple Occupation Supplementary Planning Document 2012; Supplementary Design Guidance 2005; Policy SP9 and SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan 2016; and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

5.

Plan Number	Revision Number	Details	Received Date
EX-P001		Existing Ground Floor	27 May 2020
EX-P003		Existing Second Floor	27 May 2020
EX-P002		Existing First Floor	27 May 2020
X-E001		Existing Front Rear Elevations	27 May 2020
EX-S001		Existing Sections	27 May 2020
EX-P004		Existing Roof Plan	27 May 2020
EX-E002		Existing Side Elevation1	27 May 2020
EX-L001		Location Plan	27 May 2020
EX-E003		Existing Side Elevation 2	27 May 2020
PR-P002		Proposed First Floor	19 June 2020
PR-P001		Proposed Ground Floor	19 June 2020
PR-L001		Proposed OS Map and Location Plan	19 June 2020
PR-P004		Proposed Roof Plan	19 June 2020
PR-P003		Proposed Second Floor	19 June 2020
PR-S001		Proposed Section AA	19 June 2020
PR-E002		Proposed Side Elevation 1	19 June 2020
PR-E003		Proposed Side Elevation 2	19 June 2020
PR-P002		Proposed First Floor	19 June 2020
PR-E001		Proposed Front and Rear Elevations	19 June 2020

A handwritten signature in black ink, appearing to read 'Colin Haigh', written in a cursive style.

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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.