



Notice of Decision

Town and Country Planning Act 1990
Town and Country Planning (General Permitted
Development) (England) Order 2015
Prior Approval Required and Refused

Miss Catherine Stephens
Langdale Planning Limited
2 Sandpits Lane
GL9 1BD

Application No: 6/2020/2399/PN16

Application Date: 17 September 2020

Date of Decision: 12 November 2020

DETERMINATION BY THE LOCAL PLANNING AUTHORITY IN RESPECT TO PRIOR APPROVAL UNDER SCHEDULE 2, PART 4, CLASS E OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

In pursuance of its powers under the above-mentioned Act and Orders, Welwyn Hatfield Borough Council (Local Planning Authority) hereby determine that PRIOR APPROVAL IS REQUIRED AND REFUSED for the impacts of the development which fail to meet the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Development: Prior Approval for temporary use of the site (both the house and garden) for commercial film-making for no more than 9 months in any 27 month period.

At location: 51 Kentish Lane Brookmans Park Hatfield AL9 6NG

Applicant: Mrs T. Flammia

The application is hereby REFUSED for the following reason(s)::

1. Based on the submitted information, it cannot be reasonably concluded that the proposed development would not harm the living conditions of neighbouring properties in terms of noise impacts. Therefore, in the opinion of the Local Planning Authority, the developer has provided insufficient information to enable the Authority to establish whether the proposed development complies with Schedule 2, Part 4, Class E, E.2(2) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval is required and refused.

REFUSED DRAWING NUMBERS

2.



**WELWYN
HATFIELD**

Plan Number	Revision Number	Details	Received Date
Location Plan		Location Plan	18 September 2020
Block Plan		Block Plan	28 September 2020

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.
- 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 of the date of this notice, whichever period expires earlier. •
- In all other cases, 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.