

Dipam Patel
194 Kingshill Drive
HA3 8QS

Application No: 6/2023/0297/VAR

Date of Refusal: 4 April 2023

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

Development: Variation of condition 2 (drawing numbers) on planning permission 6/2021/1144/VAR

At Location: 50 Plough Hill Cuffley Potters Bar EN6 4DS

Applicant: Mr Shailen Patel

Application Date: 7 February 2023

1. The design, height and scale of the implemented boundary treatment detrimentally detracts from the character and appearance of the area, contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan; Policies SADM11 and SP9 of the Welwyn Hatfield Draft Local Plan Proposed Submission (August 2016) Incorporating the Proposed Main Modifications (January 2023); the Supplementary Design Guidance; and the National Planning Policy Framework.

2. **POSITIVE AND PROACTIVE STATEMENT**

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 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).

REFUSED DRAWING NUMBERS

3.

Plan Number	Revision Number	Details	Received Date
01		Block plan	7 February 2023
03		Proposed Elevations	7 February 2023
09		Existing and proposed First floor plans	7 February 2023
05		Existing and proposed Front and rear elevations	7 February 2023

08	Existing and proposed Ground floor plans	7 February 2023
04	Approved and existing gates	7 February 2023
10	Existing and proposed loft and loft plan	7 February 2023
11	Existing and proposed roof plan	7 February 2023
06	Cross section of roof plan	7 February 2023
07	Existing and proposed side elevations	7 February 2023



Chris Carter
Assistant Director (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](https://www.gov.uk).