

Notice of Decision
**Town and Country Planning (General Permitted
Development) (England) Order 2015 (as amended)**
- Schedule 2, Part 1, Class AA
Prior Approval Required and Refused

Mr David Keyte
Suite K, The Old Dutch Barn
Westend Office Suites
Grove Lane
Stonehouse
Gloucestershire
GL10 3GE

Application No: 6/2024/0122/PN27

Application Date: 22 January 2024

Date of Decision: 18 March 2024

**DETERMINATION BY THE LOCAL PLANNING AUTHORITY IN RESPECT TO
PRIOR APPROVAL UNDER SCHEDULE 2, PART 1, CLASS AA 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: The enlargement of a dwellinghouse by the construction of two additional storeys

At location: Woodlands Well Road Northaw Potters Bar EN6 4BN

Applicant: Mr R Hudson

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

1. The proposal would result in development that would have an adverse impact on the external appearance of the dwelling house and would therefore not be permitted development under Paragraph AA.2.(3)(a)(ii) of Class AA, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

REFUSED DRAWING NUMBERS

- 2.

Plan Number	Revision Number	Details	Received Date
2755-1301	A	Site Location Plan	22 January 2024
2755-1307	A	Proposed Site Plan	22 January 2024
2755-1302	A	Existing Site Plan	22 January 2024
2755-1303	A	Existing Main House Plans	22 January 2024
2755-1304	A	Existing Main House Elevations	22 January 2024
2755-1308	A	Proposed Main House Floor Plans Sheet1	22 January 2024
2755-1309	A	Proposed Main House Floor Plans Sheet2	22 January 2024
2755-1310	A	Proposed Main House Elevations Sheet1	22 January 2024
2755-1311	A	Proposed Main House Elevations Sheet2	22 January 2024



Chris Carter
Assistant Director (Planning)

**Town and Country Planning (General Permitted Development) (England)
Order 2015 (as amended) - Schedule 2, Part 1, Class AA**

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.