

17<sup>th</sup> July 2023

Our Ref: MJL/MLA436/sjc

Chris Carter Esq  
Assistant Director (Planning)  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
AL8 6AE

Dear Mr Carter,

**Woodlands, The Ridgeway, Northaw, Hertfordshire EN6 4BN**  
**Application for a Lawful Development Certificate for Proposed Development of Extending Main House and Managers Cottage**

With this application please find attached the following:

- i) **MLA Planning Support Statement**
- ii) **Yiangou Architects Statement**
- iii) **Yiangou Drawings comprising:**
  - 2755-0001 P3 – OS Map I 1250
  - 2755-0002 P3 – OS Map I 2500
  - 2755-1070 PI – PDR Application – Existing Site Plan
  - 2755-1072 PI – PDR Application – Proposed Site Plan
  - 2755-1076 PI – PDR Application – Existing Main House
  - 2755-1078 PI – PDR Application – Existing Managers Cottage
  - 2755-1086 PI – PDR Application – Proposed Main House
  - 2755-1088 PI – PDR Application – Proposed Managers Cottage
- iv) **Planning fee** will have been paid on the planning portal.

**Background to Application**

On 7<sup>th</sup> March 2023 a pre-application consultation site visit was held with Kirsty Shirley (Ref 6/2023/006 I/PA) for a proposed replacement dwelling. Part of the replacement dwelling review included the applicants' claim of entitlement for existing dwellings to be extended under Permitted Development Right (PDR) entitlements.

As a follow up to the site visit, the Council's opinion and advice indicated that the case for PDR entitlement had not been fully justified – even though there was no suggestion or indication that the claimed PDR entitlements would not apply. This application therefore seeks to obtain Council confirmation on the PDR entitlement and as a possible alternative to the replacement dwelling proposal.

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## **The Way Forward**

If an Officer site visit is required, then arrangements should be made for this with MLA.

With thanks in anticipation for your acknowledgment in this matter,

**Martin J Leay**

Encs    As listed