

CHANGE OF USE PLANNING APPEAL (Full Planning)

Background

- 33-34 Salisbury Square is situated adjacent to a block of apartments recently created from a refurbishment of the former NatWest building.
- No parking appears to have been provided for any of the eleven apartments next door.
- Welwyn and Hatfield Borough Council granted permission for the development in spite of this.
- The building of which I have the Freehold consists of 2 leasehold flats above a restaurant premises (33-34 Salisbury Square)
- The building is within a short distance of Hatfield railway station
- It is also within walking distance of Hatfield Town centre and is close the A1 motorway
- My restaurant tenant has informed me that, at the end of his lease in five years' time, he may decide to relinquish the lease because of the lack of business.
- I am aware that his turnover has declined considerably as trends in eating out have changed. Currently he is paying a rental well below the market rate in order that the business can keep afloat.

Facts

- My letter to Welwyn and Hatfield Borough Council dated 1 September 2017 outlines the facts and reasons for my application.
- The enclosed photographs of the existing situation at Salisbury Square support the facts outlined in that letter.

Conclusion

- It has always been my intention to enhance the appearance of the building and I do believe that my proposal would achieve this and would also improve the entire frontage of that block