

Mr Andrew Constantinou  
Miss Olivia Toni Holloway  
24 Barham Court  
80A Station Road  
Cuffley  
Hertfordshire  
EN6 4HY

22 December 2016

Mrs J Pagdin  
Your ref: 6/2016/1068/FULL

**Sent by email only: [j.pagdin@welhat.gov.uk](mailto:j.pagdin@welhat.gov.uk)**

Dear Mrs Pagdin

**Re: Barham Court, 80 Station Road, Cuffley, Potters Bar, EN6 4HY and the proposal of A3 use to the commercial unit**

We write in response to the letter dated 22 November 2016 and we can confirm our unreserved rejection of the above for the following reasons:

1) The number of car parking spaces available for the proposal do not meet the planning requirements and even if the near by car parks were to be utilised to counter this, they would only act as an overflow due to the commercial car parking spaces having the incentive of being nearest to site and free of charge to park. This will inevitably attract customers trying to park there first and cause additional congestion on the already busy Station Road. Also as a result of the limited parking spaces being in such high demand this will cause unnecessary levels of vehicular movement and congestion on site for residents, especially for those residents using a car, due to the resident's car park and commercial parking facilities sharing the same entry and exit points.

2) A unit with A3 use will definitely create more noise pollution and will be most apparent at night when customers are leaving the premises due to the late operating hours. The proposal would be located in a predominantly residential area and thus infringe the rights of residents who wish to reside in the vicinity to be free of the inadvertent issues that an establishment of this nature will undoubtedly bring, such as food/rubbish smells, excess rubbish, attraction of rodent, fire risk, eye sore (particularly the extraction system) and movement of cars and people late at night.

Finally, we would like to add that the majority of people who recently purchased leaseholds at Barham Court done so on the premise that there was no A3 use granted. The developer's integrity should be further scrutinised by the Council, as this would demonstrate to the people of Welwyn Hatfield that the Council do stand up against injustice and will support their residents when required.

Yours sincerely

Mr Andrew Constantinou & Miss Olivia Toni Holloway