

43 Northaw Road East
Cuffley, Potters Bar
Hertfordshire
EN6 4LU

FAO: Colin Haigh
Head of Planning
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
AL8 6AE

19th June 2016

Dear Sirs,

RE: Variation of Condition 2; Plan dated May 2016

With reference to the above variation on the approved plans of 45 Northaw Road East.

In addition to our previous concerns and objections as stated in the letter from our Solicitors (Attwaters Jameson Hill) dated 21st April 2016 (Ref: SA.NP.LIMA/2989872-0001), which we duly note will be taken into account for this variation, we further object on the following grounds:

- The additional window (middle dormer facing our property) should not have been included in the first instance being that it was in contravention to the original approved plans.
- The windows of all the dormers both facing and overlooking our property are not fitted with obscure double-glazing. This additional window to the dormer, being at a higher level, further impacts upon our privacy with the windows directly overlooking our skylights in our bedroom and kitchen.
- The size of the dormers are not in keeping with the surrounding properties and are in excess of the approved plans. There is also a clear lack of separation between our property and that of No.45 which results in the extension being very overbearing towards our property, a matter made worse by the additional window.
- This variation has occurred due to the Council not taking timely enforcement action after a site inspection by the Enforcement Officer, therefore this variation is not acceptable and action should have been enforced at an earlier date rather than retrospective approval being sought.

It appears that this whole extension has been built in contravention to the original planning approval and that the intent all along was to apply for retrospective planning on a build that would not have been granted planning approval in the first instance. Surely the granting of retrospective planning approval to this variation would set a precedent and encourage other parties to also commit intentional blatant contravention of planning approval in order that retrospective approval will be given as a matter of course.

Our objections to this variation and other variations (to include drawings) on the approved plans of No. 45 has placed us under undue stress and harassment in having to consistently object to the many breaches and variations of this development. A situation we would not be placed under had the Council appropriately considered all of our objections in the first instance.

In conclusion, we strongly object to this variation being approved and believe that this additional window must be removed.

Yours sincerely,

Mr & Mrs Lima