

[REDACTED]  
The Pumping Station, Darnicle Hill, [REDACTED]  
[REDACTED]  
[REDACTED]

23 November 2022

Case Officer Ms Elizabeth Mugova  
Welwyn and Hatfield Planning Team

Re: applications:

- *6/2022/2524/PN8 - 2 single storey side extensions*
- *6/2022/2525/PN8 - 2 single storey rear extensions*
- *6/2022/2526/PN27 - Additional storey to additional height of 2.8m*

Dear Ms Mugova,

I write in relation to the above planning applications for Postern Gate Farm. Thank you for sending through documentation to us at the above address, as we are direct neighbours to Postern Gate Farm.

I have included comments on all applications within this letter. I hope that in placing these comments in one letter it makes the process of using the points easier rather than more difficult. If not please advise and I will write separate letters for each application.

Below you will find comments for specific applications, and separately at the end, I enclose comments that relate to all applications.

**Comments specific to planning applications:**

- *6/2022/2524/PN8 - 2 single storey side extensions*
- *6/2022/2525/PN8 - 2 single storey rear extensions*

We are supportive of both of the above applications and their aspect on the site, to the railway line and from our next door elevated property at the Pumping Station, EN75TD. The courtyard design of application '6/2022/2524/PN8 - 2 single storey side extensions', seems particularly well thought through to shield the living and outdoor courtyard spaces from the railway line for the current and future residents.

- *6/2022/2526/PN27 - Additional storey to additional height of 2.8m*

We are not supportive of the above application 6/2022/2526/PN27 because of its height. Specifically the height of the building in this scheme:

- would be obtrusive from our garden view, whereas a bungalow retains the existing rural view. For the neighbouring houses across the other side of the railway line the two storey building would I believe form a visual incursion towards the Woodland Trust's Wormley Wood from their elevated position.
- a second storey will come in line with the close by railway line and be impacted by the significant railway noise for current and future inhabitants, whereas a bungalow has the opportunity for some shielding through its height and the courtyard opportunity of scheme 2524/PN8. We note that the railway line is not shown on the site plan and yet is close to the existing building.

### **General comments on all applications:**

#### **1. Neighbours**

We note that the planning section on the council planning website states that there are no neighbours. This is not correct:

- We live at The Pumping Station, Darnicle Hill, Cheshunt, EN75TD, which is directly next to Postern Gate Farm. We own the 'site of special scientific interest' mentioned in the document '292\_Class AA Planning Statement.docx'. This land forms our boundary with Postern Gate Farm - it is part of our garden. We note that the same document incorrectly states that the closest neighbour is Pumping Station Cottage EN75TD. This building is the next neighbour on from us, our next door neighbour, further away from Postern Gate Farm.
- The Woodland Trust is a direct neighbour with Wormley Wood having a boundary with Postern Gate Farm. If they have not been informed can I request that they are. Our previous contact at the Woodland Trust is [REDACTED] [REDACTED] [REDACTED] but I think they prefer to be contacted on their general email which is [REDACTED]
- On the other side of Postern Gate Farm - towards Newgate Street Village - is the railway line and beyond this there is a line of homes that overlook Postern Gate Farm and will be impacted by any developments therein. The first direct neighbour is No 117 Darnicle Hill SG138QR - [REDACTED]. May I suggest that these neighbours be informed of all existing applications and future plans.
- As mentioned to your planning team by telephone we did not receive letters notifying us of the planning applications listed in this letter and when we requested them we were only sent 2 of the 3 application letters, omitting planning application 6/2022/2526/PN27. Please can we sincerely request to be included on all future applications. We have also requested of [REDACTED] that he informs neighbours when an application is made as this should be helpful to

everyone and hopefully will result in a successful application process. As other neighbours have not had information and time to comment on the applications, perhaps they can be sent documentation and be given time to respond.

## **2. Volume of buildings on site**

We would appreciate an understanding of the relationship of the main building expansion to the presence of surrounding agricultural buildings on site, as well as the already granted planning for a mobile building to be erected on site (planning [6/2018/0859/LAWE](#)). Will the new areas of the suggested planning impact future use of existing buildings?

## **3. Corrections to the site plan and topiary document [292\\_E02\\_TOPO.pdf](#) (207 kb)**

We note that on the existing site topiary document:

- As a point of clarity, the boundary fence marked on the plan does not mark the property boundary between the Pumping Station and Postern Gate Farm. The existing, and now dilapidated, fence was erected by The Metropolitan Water Board inside the boundary of our land at the Pumping Station, The Metropolitan Water Board being previous owners. For the actual boundary there are Metropolitan Water Board cast iron markers still in the ground that should be taken as the boundary reference, together with taking a view of land registry. We have requested to [REDACTED] that when the boundary fence is erected at Postern Gate Farm that this is done inside the boundary of Postern Gate farm far enough to enable maintenance within the Postern Gate farm land. We request that the owners of Postern Gate Farm also consult with the Woodland Trust representative to ensure that the boundary fence is erected in the correct place adjacent to Wormley Wood.
- We have already discussed the boundary in person with the owner [REDACTED] and will endeavour to work with him to ensure that the fence that is due to be erected will be erected in a suitable place.
- Almost all of the trees indicated on the document [292\\_E02\\_TOPO.pdf](#) (207 kb) are no longer present, having been felled in the last few weeks. This includes trees that were on the boundary line with the Pumping Station land, a matter we have discussed with the owner [REDACTED].

Yours sincerely,

[REDACTED]