

re: 6/2019/0415/LAWP - Application for Certificate of lawfulness to build 3 dwellings with garages in Hook Lane, Northaw

We wish to register the [redacted] about this application, to give our support the concern [redacted] r neighbours, in the hope that you will be able to support us in our efforts to stop this development. Our main concerns are:

1. The land owner is claiming that he should be granted a certificate of lawfulness to proceed with a scheme proposed in 1974, and that planning permission granted at that time enables him to build these dwellings some 45 years later.
2. The dwellings would be on a different site from the original dwellings, further along the lane about 400 yards away on previously undeveloped land, and directly opposite the existing cottages. This is in the 'washed over' Green Belt.
3. He claims that he demolished the original cottages as part of the original planning requirements in 1975, which meant he had commenced or activated the planning within the then 5 year rule. This is disputed in point 5 below.
4. He wants to build the 3 new dwellings using the original planning application as leverage. (The plans as originally proposed would not accepted under current building regulations, etc).
5. Statutory statements provided by the owner in his application concerning the demolition of the original cottages are from people he employed and so are not independent, and are contrary to local knowledge. Cllr Andrea Allgood has provided a detailed letter to planning with pictures well sourced from a historian which states the cottages were still in existence in 1986, and a number of local people also tell us that they remember the buildings still standing well into the 1980s and possibly later. This would mean that they could not have demolished the cottages in 1975 as stated. The photo provided by the land owner is at odds with photographs we have of the cottages he claims were demolished, and the recollections of local residents and ex workers on the site who have contacted us.
6. The existence of this plan was not revealed in any searches undertaken when any of the current properties were purchased previously.
7. An application to convert one of the 12 existing cottages in Hook Lane into two self-contained dwellings was not approved recently, because it was considered that, by virtue of its location and remoteness from existing services and facilities, it would represent an environmentally unsustainable form of development. If granted, this proposal will result in a much larger environmentally unsustainable development.

Circumstances concerning the locality, population, neighbourhood, landscape, building regulations, Green Belt and environmental considerations have all changed significantly since the original proposal, and there has been no consultation with neighbours in Hook Lane - all of whom would be severely affected given the locality and access problems, as well as loss of amenity. It surely cannot be acceptable for this application to be allowed to proceed in the face of this and the amount of time that has passed. We feel that on weighing up these factors you should be able to decide that it wouldn't be appropriate for the Certificate to be granted.