

4.4.17



"Rodings"
14 Carbone Hill
Northaw
Potters Bar
Herts. EN6 4PL

Mr. M. Peacock
Planning Department
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts
AL8 6AE

Dear Mr. Peacock,

Application Reference: 6/2017/0430/LAWE
Proposed Development at: 8 Carbone Hill, Northaw, Potters Bar, EN6 4PL
Proposal: Certificate of lawfulness for existing outbuilding to be
ancillary to the existing dwelling

AMENDMENTS TO APPLICATION dated 17 March 2017

Thank you for your "Amendments to Application" regarding the Certificate of Lawfulness" applied for by the owner of the above property. If we may make the following comments:

Section 7. This section (and the title of the form) describes the "development for which the certificate is sought", i.e. the outbuilding, as being in existing use. The outbuilding is a long way from the main house, perhaps around 80 metres. The construction of the outbuilding was started last summer and, with periods of inactivity, has been in the process of development since then. It is still unfinished and, to our knowledge, not in existing use.

Asked to describe the category of the development, the "Use Class" is described as "C3 - Dwelling Houses". We understand that this may refer to the main house, not the outbuilding, but we are concerned that someone reading this in the future, perhaps for planning purposes, could take it that the outbuilding, effectively a very large shed, is in authorised use as a habitable building.

Section 9. Two of the grounds under which the certificate is being sought, "The use began within the last 10 years..." and "The use as a single dwelling house began more than four years before the date of this application", have been ticked. It may be that these also are referring to the main house, not the outbuilding, although there is no confirmation of this and these too appear to be open to future misinterpretation.

Box at the end of Section 9. We understand that planning regulations say that the height of a dual-pitched roofed outbuilding, standing at least two metres from a boundary fence, should be no more than four metres to the ridge. Within the past months the ground at the west end of this outbuilding has been heaped up and the earth tamped.

Measuring from the top of this, the actual height has been significantly reduced. However, regulations further state that the measurements should be taken from "the original ground level". From here, the height is clearly more than four metres.

Similarly, planning regulations limit the allowable wall height up to the eaves. This is 2.5 metres for a dual-pitched roofed building. Taken from the top of the piled-up earth, the wall up to the eaves is around 3 metres. Measuring from the original ground level, as regulations state, it is significantly more than this.

Thank you for your time. If you could include our comments among your considerations we would be very much obliged.

Yours sincerely

A solid black rectangular redaction box covering the signature area.

Fred and Norma Nash