

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/C1950/Y/22/3298284**

#### DETAILS OF THE CASE

Appeal Reference APP/C1950/Y/22/3298284

Appeal By LW DEVELOPMENTS LTD

Site Address  
Northaw House  
Coopers Lane, Northaw  
POTTERS BAR  
Hertfordshire  
EN6 4NG

#### SENDER DETAILS

Name MR PAUL SINGLETON

Address  
23 Church Lane  
Northaw  
POTTERS BAR  
EN6 4NX

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

I refer to the Northaw House Refurbishment Enabling Works allowing new build properties on the Green Belt and note the consented new building work at the south and west end of Northaw House is nearing or has been completed. I reiterate my strong objection to the proposed construction of 4 houses along the East Drive plus the additional of 2 gate houses. Land was sold off by the previous site owner and two gate houses have already been built. The East Drive is on a ridge line and will create a ribbon development between Northaw House and the edge of Northaw. The current landscape is a meadow rising to the ridgeline and has high value and is the best green belt view between the edge of built up Potters Bar and Northaw. I and others walk regularly to Potters Bar and value this open countryside aspect that will be lost by new buildings in a highly visual position. I note a sustainable drainage pond part of the planning approval for the Enabling Works was started some two years ago but not completed even though some of the new houses are now occupied. This should be completed and the landscape repaired. The developer is claiming that the value of the approved new build to the south and west of Northaw House does not cover the cost of its renovation and there has been further deterioration to the building structure and fabric due to rain water ingress. A sheeted and roofed scaffold structure was erected some 4 years ago and has not been maintained. [I can supply a photograph]. Prevention of dilapidation to this listed building should be the developer's responsibility and damage repaired at his expense. He claims that he commenced the enabling works even though he thought the funding from the enabling work was inadequate and is now unwilling to renovate the old buildings. That is his risk and responsibility.

**COMMENT DOCUMENTS**

**The documents listed below were uploaded with this form:**

**Relates to Section:** REPRESENTATION  
**Document Description:** Your comments on the appeal.  
**File name:** Weather Proofing Northaw House.docx

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