

The Planning Inspectorate

LISTED BUILDING CONSENT APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

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

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Mr Lee Williamson

Company/Group Name

LW Developments Ltd

Address

Regency House
White Stubbs Lane
Broxbourne
Hertfordshire
EN10 7QA

Preferred contact method

Email Post

B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes No

Name

Mr Tim Waller

Company/Group Name

Waller Planning Ltd

Address

Suite A
19 to 25 Salisbury Square
Old Hatfield
Herts
AL9 5BT

Phone number

[REDACTED]

Email

[REDACTED]

Your reference

[REDACTED]

Preferred contact method

Email Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

Welwyn Hatfield Council

LPA reference number	6/2022/0132/LB		
Date of the application	19/01/2022		
Did the LPA validate and register your application?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Did the LPA issue a decision?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Does the appeal relate to an existing property?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Address	Northaw House Coopers Lane, Northaw POTTERS BAR Hertfordshire EN6 4NG		
Is the appeal site within a Green Belt?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please describe the health and safety issues	The Stable Block building is unsafe to access		

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Please enter details of the proposed development. This should normally be taken from the planning application form.			
Repair, refurbishment and conversion of Northaw House to form 11 apartments (including refurbishment of existing single caretaker's flat) and underground parking area, the Ballroom Wing to form 2 dwellings, the Stable Block to form 1 dwelling, refurbishment of existing dwelling at Oak Cottage, construction of 2 new Gate Lodge dwellings, 4 new dwellings on the East Drive, 3 new dwellings within the Walled Garden, 7 new dwellings within the Settlement Area, refurbishment of the Walled Garden, refurbishment of access routes and reinstatement of old route, provision of hard and soft landscaping, car parking and supporting infrastructure.			
Area (in hectares) of the whole appeal site [e.g. 1234.56]	9.99 hectare(s)		

F. BUILDING INFORMATION

Please indicate the grade of the building			
Grade I			<input type="checkbox"/>
Grade II*			<input type="checkbox"/>
Grade II			<input checked="" type="checkbox"/>
Has a grant been made under section 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

G. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused listed building consent.
2. Granted listed building consent for the development subject to conditions to which you object.
3. Refused to vary a condition(s) in a previous grant of listed building consent.
4. Refused to remove a condition(s) in a previous grant of listed building consent.
5. Failed to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval.

H. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations
2. Hearing

You must give detailed reasons below or in a separate document why you think a hearing is necessary. The reasons are set out in

the box below

Due to the complexity of the matters raised, we consider that it will be necessary to consider this appeal at a hearing.

It is anticipated that the hearing will need to accommodate specialist witnesses relating to planning, heritage and viability matters, and depending on the Council's response to the Appellant's statement of Case, it may be that the range of issues which will need to be discussed could increase in scope. The complexity and breadth of the planning issues which must be considered necessitates that the Inspector should be provided with the opportunity to question the professional witnesses, and conduct a debate on the key issues.

The appeal proposals are also of significant importance to the preservation of the heritage assets. The consequences of not allowing the appeal are likely to be severe for the assets' future integrity. This is a matter of public interest, and it is a further reason for a hearing being required.

The application also raised a significant level of public interest. Accordingly, the Appellant considers that the most appropriate appeal procedure is for a hearing to be held.

We also consider that it will be necessary to present further evidence in due course, in accordance with the Planning Inspectorate's procedure for hearings, and the Appellant's Statement of Case has been prepared in this expectation.

3. Inquiry

I. FULL STATEMENT OF CASE

see '[Appeal Documents](#)' section

- (a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes No
- (b) Have you made a costs application with this appeal? Yes No

J. SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see 'How To' guidance for a definition) of any part of the building to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see 'How To' guidance for a definition) of any part of the building to which the appeal relates, as listed below:

Owner's Name:

Hertfordshire County Council - Highways Department

Address at which notice was served:

County Hall, Pegs Lane, Hertford, SG13 8DQ

Date the notice was served:

05/05/2022

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

K. SUPPORTING DOCUMENTS

01. A copy of the application form sent to the LPA.

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

05. (c) A list of all plans, drawings and documents upon which the LPA made their decision.

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

07. A copy of the design and access statement sent to the LPA.

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.

11. Any relevant correspondence with the LPA.

L. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes No

Please give details, including our reference number(s), if known.

Appeal Reference APP/C1950/W/21/3287854 relating to the refusal of planning application 6/2021/0072/MAJ. See our covering letter for details - this appeal needs to be conjoined with APP/C1950/W/21/3287854.

M. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Mr Tim Waller

Date

05/05/2022 15:53:47

Name

Mr Tim Waller

On behalf of

Mr Lee Williamson

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

N. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

O. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Northaw House Appeal, Statement of Case.pdf
File name:	Covering Letter.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application form sent to the LPA.
File name:	1. Application Forms and Certificates.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02. A copy of the site ownership certificate and ownership details submitted to the LPA at application stage (this is usually part of the LPA's planning application form).
File name:	1. Application Forms and Certificates.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued), or in the event of the failure of the LPA to give a decision, a copy of the LPA's letter in which they acknowledged the application.
File name:	Acknowledgement Letter_620220132LB.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	16_254_PL01 Site Location Plan.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	1. Application Forms and Certificates.pdf
File name:	2. Covering Letter 011822 William Myers.pdf
File name:	3. Planning Design and Access statement.pdf
File name:	5. Transport Technical Note.pdf
File name:	7. Bat Roost and Breeding Bird Survey.pdf
File name:	8. Building Condition Survey.pdf
File name:	4. Transport Statement.pdf
File name:	6. Archaeological Desk-Based Assessment.pdf
File name:	10. Ecological Statement.pdf
File name:	9. Ecological Impact Assessment.pdf
File name:	11. Flood Risk Assessment.pdf
File name:	12. Ground Contamination Letter.pdf
File name:	13. Ground Contamination risk Assessment Phase 1 Desk Top Study.pdf

File name: 15. Heritage Statement Part 2.pdf
File name: 14. Heritage Statement Part 1.pdf
File name: 19. LVIA Letter.pdf
File name: 16. Landscape and Visual Impact Assessment.pdf
File name: 20. Reptile Survey Population Assessment.pdf
File name: 02@A0.pdf
File name: 21. Tree Survey.pdf
File name: 03@A0.pdf
File name: 22. Viability Report.pdf
File name: notice1.pdf
File name: Notice email.pdf
File name: KMC001-01_02 - Site Access Visibility_Part1.pdf
File name: KMC001-01_02 - Site Access Visibility_Part2.pdf
File name: KMC001-001_3 - Proposed Highway Improvements.pdf
File name: 16_254_PL56_P_GL Floor Plan.pdf
File name: 16_254_PL90_P_EDC_Garage Floor plans.pdf
File name: 16_254_PL62B_P_SU2 Floor Plans.pdf
File name: 16_254_PL59B_P_SU1 Floor Plans.pdf
File name: 16_254_PL86_P_EDC_Floor plans.pdf
File name: 16_254_PL57_P_GL Roof Plan.pdf
File name: 16_254_PL60B_P_SU1 Roof Plan.pdf
File name: 16_254_PL63B_P_SU2 Roof Plan.pdf
File name: 16_254_PL58_P_GL Elevations.pdf
File name: 16_254_PL87_P_EDC_Roof plan.pdf
File name: 16_254_PL80C_P_SU2 3D views.pdf
File name: 16_254_PL73C_P_3D aerial of site.pdf
File name: 16_254_PL81_P_GL 3D views.pdf
File name: 16_254_PL79C_P_SU1 3D views.pdf
File name: 16_254_PL64D_P_SU2 Elevations.pdf
File name: 16_254_PL91_P_EDC_Garage Elevations.pdf
File name: 16_254_PL61D_P_SU1 Elevations.pdf
File name: 16_254_PL88_P_EDC_Elevations.pdf
File name: 16_254_PL85_P_Development access.pdf
File name: 16_254_PL89_P_EDC_3D views.pdf
File name: 16_254_PL03C_P_Proposed Site Plan.pdf
File name: 16_254_PL04 E_NH Basement Plan.pdf
File name: 16_254_PL07 E_NH Second Floor Plan.pdf
File name: 16_254_PL13 E_BW Roof Plan.pdf
File name: 16_254_PL21 E_OC Roof Plan.pdf
File name: 16_254_PL08 E_NH Roof Plan.pdf
File name: 16_254_PL12 E_BW Floor Plans-PL12.pdf
File name: 16_254_PL02 Site Block Plan.pdf
File name: 16_254_PL51_P_OC Roof Plan.pdf
File name: 16_254_PL06 E_NH First Floor Plan.pdf
File name: 16_254_PL44_P_BW Roof Plan.pdf
File name: 16_254_PL53_P_FH floor plans.pdf
File name: 16_254_PL01 Site Location Plan.pdf
File name: 16_254_PL11 E_NH Sections.pdf
File name: 16_254_PL22_E_OC Elevations and Sections.pdf
File name: 16_254_PL14 E_BW Elevations.pdf
File name: 16_254_PL50_P_OC Floor Plans.pdf
File name: 16_254_PL29_P_BW Floor plans DEMOLITION.pdf
File name: 16_254_PL30 P_BW DEMOLITION Elevations.pdf
File name: 16_254_PL16 E_SB First Floor Plan.pdf
File name: 16_254_PL19_E_SB Sections.pdf
File name: 16_254_PL43_P_BW Floor Plans.pdf
File name: 16_254_PL05 E_NH Ground Plan.pdf
File name: 16_254_PL09 E_NH Elevations 1.pdf

File name: 16_254_PL15 E_SB Ground Plan.pdf
File name: 16_254_PL26A_P_NH Second Plan DEMOLITION.pdf
File name: 16_254_PL70_P_D Floor plans.pdf
File name: 16_254_PL18_E_SB Elevations.pdf
File name: 16_254_PL32_P_SB DEMOLITION first.pdf
File name: 16_254_PL10 E_NH Elevations 2.pdf
File name: 16_254_PL23 P_NH Basement Plan DEMOLITION.pdf
File name: 16_254_PL65_P_WG Ground Plan.pdf
File name: 16_254_PL17 E_SB Roof Plan.pdf
File name: 16_254_PL20 E_OC Floor Plans.pdf
File name: 16_254_PL33A_P_SB DEMOLITION Elevations.pdf
File name: 16_254_PL24A_P_NH Ground Plan DEMOLITION.pdf
File name: 16_254_PL27A_P_NH DEMOLITION Elevations 1.pdf
File name: 16_254_PL28A_P_NH DEMOLITION Elevations 2.pdf
File name: 16_254_PL66_P_WG Basement.pdf
File name: 16_254_PL25A_P_NH First Plan DEMOLITION.pdf
File name: 16_254_PL54_P_FH Roof Plan.pdf
File name: 16_254_PL71_P_D_Roof plan.pdf
File name: 16_254_PL69_P_WG Elevations 2.pdf
File name: 16_254_PL48A_P_SB roof plan.pdf
File name: 16_254_PL40A_P_NH Roof Plan.pdf
File name: 16_254_PL74A_P_NH 3D views.pdf
File name: 16_254_PL42A_P_NH Elevations 2.pdf
File name: 16_254_PL76_P_BW 3D views.pdf
File name: 16_254_PL77A_P_OC 3D views.pdf
File name: 16_254_PL47_P_SB first floor.pdf
File name: 16_254_PL84_P_D 3D view.pdf
File name: 16_254_PL82_P_WG 3D views.pdf
File name: 16_254_PL68_P_WG Elevations 1.pdf
File name: 16_254_PL72_P_D Elevations.pdf
File name: 16_254_PL41A_P_NH Elevations 1.pdf
File name: 16_254_PL38A_P_NH First Plan.pdf
File name: 16_254_PL52_P_OC Elevations.pdf
File name: 16_254_PL78_P_OCR 3D views.pdf
File name: 16_254_PL49A_P_CH Elevations.pdf
File name: 16_254_PL75A_P_SB 3D views.pdf
File name: 16_254_PL37A_P_NH Ground Plan.pdf
File name: 16_254_PL83A_P_WG aerial 3D view.pdf
File name: 16_254_PL46A_P_SB ground floor.pdf
File name: 16_254_PL55_P_FH Elevations.pdf
File name: 16_254_PL31A_P_SB DEMOLITION ground.pdf
File name: 16_254_PL67_P_WG Roof Plan.pdf
File name: 16_254_PL45_P_BW Elevations.pdf
File name: 16_254_PL39A_P_NH Second Plan.pdf
File name: H10C H6C H3C Close Coupled Gratings.pdf
File name: H3C.pdf
File name: 1-046-001- Response to LLFA comments_03-02-21.pdf
File name: 1-046-CCE-XX-XX-DR-C-005-P3- Pond Sections (Planning).pdf
File name: H6CA Headwall + Close Coupled Grating(7) 1.pdf
File name: GF Runoff Rate_16.12.19.pdf
File name: TN-1-046-001-SuDS Drainage System Maintenance Plan_15.01.20.pdf
File name: H6CA Headwall + Close Coupled Grating(7) 2.pdf
File name: SW Network_03.02.21.pdf
File name: 1-046-CCE-XX-XX-DR-C-003-P3 - Drainage GA (Planning).pdf
File name: 1-046-TN-001_18-12-2020.pdf
File name: 1-046-CCE-XX-XX-DR-C-004-P3- Drainage Details (Planning).pdf
File name: 1-046-CCE-XX-XX-DR-C-002-P3 - Drainage GA (Planning).pdf
File name: 1-046-CCE-XX-XX-DR-C-001-P3 - Drainage GA (Planning).pdf

File name: Drainage Condition Discharge Covering Note_compressed.pdf
File name: Phase II Environmental Report Rev A .pdf
File name: Northaw House Cuffley Potters Bar Hertfordshire WSI for Archaeologica....pdf
File name: WSI Northaw House Cuffley Potters Bar Herts - Level 3 Building Record....pdf
File name: PART 2B MK0194 Northaw House Cuffley Potters Bar Hertfordshire - Historic Building Recording.pdf
File name: PART 3B MK0194 Northaw House Cuffley Potters Bar Hertfordshire - Historic Building Recording.pdf
File name: PART 2A MK0194 Northaw House Cuffley Potters Bar Hertfordshire - Historic Building Recording.pdf
File name: PART 3A MK0194 Northaw House Cuffley Potters Bar Hertfordshire - Historic Building Recording.pdf
File name: PART 1 MK0194 Northaw House Cuffley Potters Bar Hertfordshire - Historic Building Recording.pdf
File name: CEMP Northaw House 2020 - Rev.1.pdf
File name: Bat Roost Survey 2019.pdf
File name: NORTHAW1.doc
File name: Tree Survey - AIA - MS Part 2pdf.pdf
File name: LC 000195 04A Overall Plan AIA.pdf
File name: LC 00195 Tree Survey AIA Arb Method Statement Part04 20191220.pdf
File name: Tree Survey-AIA-MS Part 1.pdf
File name: Tree Survey-AIA-MS Part 3 I.pdf
File name: PHASE III Remediation Strategy - Revision.pdf
File name: BH2 GEOTECHNICAL REPORT.pdf
File name: PHASE IV VALIDATION REPORT REV A I.pdf
File name: Above Ground Materials - Ballroom Wing.docx
File name: French Door Detail.pdf
File name: External Door Technical Detail.pdf
File name: Sliding Sash Detail.pdf
File name: 20-15483-1A - 2.1 Northaw House.pdf
File name: EXAMPLES OF POTENTIAL EXTERIOR LIGHTING AND ALARM BOXES.docx
File name: Above Ground Materials.docx
File name: Typical Garage Door.png
File name: Above Ground Materials -Oak cottage.docx
File name: 16_254_PL35_P_OC DEMOLITION Elevations.pdf
File name: Casement Window Detail.pdf
File name: Bi Fold Door Detail.pdf
File name: Above Ground Materials -Stable Block.docx
File name: Front Door Detail.pdf
File name: 2618-02 Walled Garden Planting Plan.pdf
File name: 2618 01A Landscape Masterplan Wider Site.pdf
File name: 2618 - Northaw LEMP V2.pdf
File name: Northaw House Energy and Sustainability Statement.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name: 5b, Docs Sent to LPA with Appn.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 07. A copy of the design and access statement sent to the LPA. (Note: this does not apply to applications for conservation area consent).
File name: 3. Planning Design and Access statement.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 08. A copy of a draft statement of common ground.
File name: Draft Statement of Common Ground.pdf

Completed by MR TIM WALLER

Date

05/05/2022 15:53:47