

Re: Planning Application 6/2019/0217/MAJ - Northaw House

We have no objection to restoring Northaw House to its original condition, nor the existing out-buildings. However, we do oppose the construction of such a substantial number of new homes on the land. Being a Grade Listed building, preserving the heritage of this important building is commendable. Development should be done sympathetically and absolutely in keeping with the rural nature of Northaw Village.

From what we have seen of the plans, we have many reservations and objections about what is being proposed, mainly relating to the construction of new build homes. These are listed below:

- 1) The construction of additional newly erected dwellings detrimentally affects the openness of the land, designated as Green Belt and thus consent for their construction should not be permitted.
- 2) Development of so many new build houses, completely changes the rural character of the land and impacts the aesthetic of Northaw village.
- 3) The historic heritage of Northaw House will be diluted if not wholly deteriorated, by the construction of the new build properties - they will surround and crowd it's current beautiful stature.
- 4) Adding dwellings into what was the Walled Garden, is not preserving the heritage of this site. If the Planning Department continue to allow this kind of inappropriate development to happen, all that will be left are soulless places, devoid of any character and a very rich property developer, who will gladly take the proceeds without a backward glance.

And what will remain for future generations?

5) Suitable road infrastructure nor public transport is in place to manage the increase in traffic, on already congested local roads. These roads have not been designed for current levels of traffic, let alone a further increase in road users. If one assumes each property has at least 2 cars, then that is over 50 extra cars. What is being done to address this, with the proposed development?

6) We have already lost precious land and the heritage of our historic village is already adversely changed. Where once stood orchards are now homes. Where once were open fields are industrial-scale developments, looking to expand yet further. And now, to make matters worse, we are being bombarded with residential expansion on such a large scale. Is this the start of a slippery slope to further expand residential development within and around our village?

Approval of this planning application will further erode the sanctity of Green Belt, openness and rural village feel. At this pace of planning approval and development, pretty soon Northaw Village will merge and become part of Potters Bar proper and we will have lost our village altogether. And this is supposed to be for the benefit of whom, exactly? Greedy developers. Certainly not for the benefit of preserving the heritage of our historic buildings.



