

William Myers

From: Carol Branigan <ncpc@btconnect.com>
Sent: 29 May 2019 21:04
To: Cynthia Palmer
Cc: Planning
Subject: RE: 6/2019/0217/MAJ Northaw House Coopers Lane Northaw Potters Bar EN6 4NG
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,

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Please see our comments re:-

Application Reference: 6/2019/0217/MAJ

Proposed development at: Northaw House Coopers Lane Northaw Potters Bar EN6 4NG

Response to correspondence from Tim Waller, Waller Planning

1. Although Green Belt planning policy relates to spaces between towns only (not smaller settlements) and there is no reference to historic villages, only towns in the Green Belt purposes, the Inspector at the Local Plan Green Belt Hearing emphasised the need to protect 'green wedges' between settlements in the Green Belt. Currently there are no houses in the walled garden so building here will increase the development in the direction of Potters Bar. The previously developed land was used for horticulture not for housing.
2. NCPC was not notified of the submission of financial viability matters, no financial report was submitted with the application and we are excluded from viewing any such report so NCPC is not able to independently verify that the enabling development is the minimum required.
3. Since NCPC was not made aware of the application before it was submitted, any discussion of S106 monies was not possible prior to submission.
4. We fail to see why the design could not have incorporated affordable housing at the outset.
5. The mixture of styles, C18, Victorian and modern do not present a cohesive whole.
6. A lodge house is unnecessary at the east end of the site since there is already a lodge on the original site as evidenced by historic maps. Two lodges would be incongruous with this historic setting so calling this particular property 'a lodge house' is misleading.
7. Highways do not have the benefit of local knowledge in relation to access to the site. We question the statement 'residential use would generate around 3 inbound trips and 10 outbound ones in the morning peak hour' when there are 27 dwellings, including family dwellings, proposed. Vehicles would be essential for commuting to work and for the school run at this time in the morning and, given the poor bus service and unsuitability for cycling due to topography and heavy existing traffic it is hard to see how this equates to only 10 trips. It is several years since the house was used as offices and in the intervening period the road has become much busier with considerably more HGV traffic, which calls comparison with this period into question. The existing junction and the proposed junction at the east end are both hazardous.
8. Regarding flooding issues, the increase in hardstanding especially the reinstatement of the road will exacerbate flooding in Coopers Lane and Judges Hill. The comment that this is outside the site and that nothing can be done to alleviate it, is irrelevant. The development, in particular the

increase in hardstanding and road surface would add to the problem. The area where the lodge is proposed at the western end suffers considerably from flooding. A building here would not be viable in the current situation without remedying the flooding issue.

Even though East Lodge is next to the B156 this does not mean that the occupants are inured to traffic noise. The new exit route is very close to their house so the extra traffic will impact further on them

Carol Branigan
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From: Cynthia Palmer [mailto:c.palmer1@welhat.gov.uk]

Sent: 20 May 2019 10:49

To: 'ncpc@btconnect.com' <ncpc@btconnect.com>

Subject: 6/2019/0217/MAJ Northaw House Coopers Lane Northaw Potters Bar EN6 4NG 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

Dear Sir or Madam, Please find attached a notification regarding an application that has been submitted to the Council for determination. Full details are within the letter.

Kind Regards

Cynthia Palmer

Planning Support Officer

Welwyn Hatfield Borough Council

AL8 6AE

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