

# PEARSON ASSOCIATES

TOWN PLANNING AND DEVELOPMENT CONSULTANTS

22 March 2019

Your Ref: 6/2019/0218/LB

Mr William Myers  
Planning Officer  
Planning Department  
Council Offices  
The Campus  
Welwyn Garden City  
AL8 6AE

Dear Mr Myers

**Re: Application 6/2019/0218/LB  
Northaw House, Coopers Lane, Northaw, Potters Bar EN6 4NG**

## INTRODUCTION

I am appointed by [REDACTED] the owner/occupier of East Lodge, Judges Hill, Northaw EN6 4NL, one of t odges to Northaw House.

The current application is objected to:-

1. As it is a significant overdevelopment within the Green Belt, representing inappropriate development which would have a significant impact on this part of the Green Belt, which designation in this area complies with all of the 5 purposes of the Green Belt set out in paragraph 134 of the NPPF.
2. As it affects the setting and character of the Listed Building by reason of the excessive proposed development.
3. Because of the reinstatement of Pease Lane, which is one of the original routes to Northaw house going immediately past East Lodge, my client's property. This route was closed, I am advised, in 1774 by Sir William Strode who inherited Northaw House in 1771. The route to the house being the western approach (Judges Hill) which was used as the main highway to the property, and this access is still regarded as acceptable. The introduction of significant new traffic on the reopened Pease Lane highway would be unacceptable in terms of noise and general impact on the residential amenities of East Lodge, as well as having unacceptable aspects on the public safety from this access.

**8 BARONSMERE COURT, MANOR ROAD, BARNET EN5 2JZ  
TEL: 020 8440 2661  
EMAIL: pearson.associates@outlook.com**

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**VAT Registration No. 805 3800 53**

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4. As Unit 19, the proposed new gate lodge on the opposite side of the access adjacent to East Lodge will be an unacceptable and inappropriate development in the Green Belt by the provision of an additional gate lodge, which is seen as a device to simply enlarge the residential development of this important Green Belt site.

My client would like to be represented at the Planning Sub-Committee should the application, in its current form, be recommended for approval.

### **SUBSTANTIATION OF POINTS MADE ABOVE**

In enlarging the points made above, I would state the following points.

#### **1. Significant Overdevelopment within the Green Belt**

- The provision of a total of 27 dwellings, being the conversion of Northaw Houses, the stable block, the dairy, the existing farmhouse and the provision of units within the walled garden and two new additional gate lodges, represents inappropriate development, which, by definition is harmful to the Green Belt and should not be approved except in very special circumstances (paragraph 143 of the NPPF);
- The advice within the NPPF is that local planning authorities should ensure substantial weight is given to any harm to the Green Belt and that very special circumstances will not exist unless the potential harm to the Green Belt, by reason of inappropriateness and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- In these particular circumstances, it is fully accepted that major repair and refurbishment will need to be undertaken on Northaw House, the Edwardian wing and the existing stable block. These buildings have been left to decay into disrepair, to my client's certain knowledge, over the last 16 years.
- However, "enabling development" is strictly controlled and has to be justified to represent the minimum necessary to carry out the works to the Listed Building. It is suggested that in these circumstances, proper justification has not been afforded for the full amount of development and there is little doubt that a number of the additional units, including the 2 new gate lodges, are excessive and would lead to an unreasonable and unacceptable profit margin which would therefore not justify the development in its full extent. The proposed development therefore remains inappropriate development within the Green Belt, which, by definition, is harmful.

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- In looking at the five purposes of the Green Belt set out in paragraph 134 of the NPPF, it is suggested that:-
  - Ø the proposal would be detrimental to the Green Belt in that it would represent a significant development when the Green Belt should be preventing neighbouring towns merging into one another;
  - Ø the Green Belt is particularly relevant in stopping the enlargement of Potters Bar and the amalgamation of Northaw into the built up area;
  - Ø it would certainly not assist in safeguarding the countryside from encroachment as much of the open land on this estate would be developed;
  - Ø it would not preserve the setting and special character of Northaw, as it would encourage significant new movement, including vehicular movement, into and out of Northaw and in allowing development here;
  - Ø it would not assist in urban regeneration including the recycling of derelict and other urban land.

## **2. The effect of the proposed development on the setting and character of the Listed Building by reason of the excessive proposed development**

- Northaw House, together with the enlargement wings, stable block and ancillary farm buildings represent a Listed Building in an historic settlement on the edge of Northaw.
- The current proposal of creating 27 new dwellings is excessive and unjustified within the Green Belt and will lead to a significant diminution of the openness of the Green Belt which is a necessary essential element of the designation of Green Belt.
- The effect of the proposed development, including the two new gate lodges, will represent a general sprawl of development in areas of the site that remain open and will therefore have a significant impact on the openness of this part of the Green Belt.

## **3. The reinstatement of Pease Lane**

- Pease Lane is the old vehicular route leading from the west of the site on the edge of Northaw to Northaw House.
- It was superseded in 1774 when it was closed to vehicular traffic and the western entrance was enlarged, and this remains the principal vehicular route.
- My client owns East Lodge, the site of the original gate lodge to Northaw House and the re-opening of this road and its use for these 27 new units would have a significantly detrimental effect on the noise and visual amenities associated with this property, because of the closeness of the road in passing East Lodge.

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- There is no justification in the re-opening of this road, and the sight lines and safety aspects of the existing western access are better aligned, and considerably safer, than the eastern access could ever be made to be with its particularly dangerous corner onto the busy road leaving Northaw.

#### **4. Unit 19, the proposed new gate lodge**

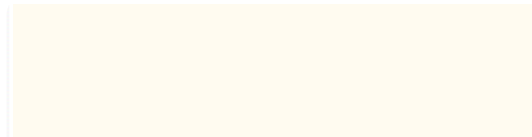
- The proposed new gate lodge is a new residential development in a completely hitherto open area of the Green Belt that would be completely at odds with the purpose of the Green Belt and represents inappropriate development, which is, by definition, harmful.
- The proposal would affect, and be detrimental to, the visual and residential amenities of the occupier of East Lodge by reason of proximity, development in an open area and traffic movements immediate adjacent to my client's property.

### **CONCLUSION**

1. The current application is unacceptable on a number of counts, all of which are backed by national and local adopted policy.
2. The current application represents a gross overdevelopment of the site and is a visually intrusive form of development.
3. The full extent of the development cannot be justified as “enabling development” and needs to be substantially reduced.
4. The current proposal, in a number of different circumstances, is inappropriate in the Green Belt, does not preserve the openness of the Green Belt and conflicts with the purpose of land being designated Green Belt.

In the circumstances, the application should be refused.

Yours sincerely



**MR R E PEARSON**  
*B.Sc. Econ., Dip. T.P., M.R.T.P.I.*