

PEARSON ASSOCIATES

TOWN PLANNING AND DEVELOPMENT CONSULTANTS

29th August 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: Amended Application 6/2019/0218/LB
Northaw House, Coopers Lane, Northaw, Potters Bar EN6 4NG**

I am appointed by _____, the owner/occupier of East Lodge, Judges Hill, Northaw EN6 4NL, one of the two original gate lodges to Northaw House.

The amended application is still objected to on a number of the grounds mentioned in my original letter of 19th March 2019 and my subsequent letter of 30th May 2019. In addition comments raised by Mr Richard Morrison of Transport Planning Associates (tpa) still apply.

The principal amendments include the removal of the new gate lodges which are acknowledged as forming a principal part of my client's original objection. This aspect is noted and approved.

The following points are still of concern and objected to:

1. There still appears to be no detailed financial viability of the proposal. This aspect is a fundamental consideration of any application to develop the green belt. The overall proposal can only be justified in order to achieve the repair and refurbishment of Northaw House, enabling development is justified only insofar as it is the minimum necessary to carry out the works to Northaw House. I consider that for an application of this size and complexity, the financial viability should be an open book viability assessment submitted as part of the application, and independently assessed to advise the LPA on its accuracy and competence. The Applicant has already accepted that the development should be the minimum necessary to achieve the restoration of Northaw House and I consider that without this open assessment, it is impossible for the decision-maker to properly consider the scheme. I would advise LPA request that an open book

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viability be submitted as part of the application with an independent assessment to be paid for by the applicant. This will inform the LPA in their decision making.

2. The applicant considers that there is no effect on the encroachment of the open countryside. I consider that this is an erroneous assessment as much of the site is open land. The development clearly represents an encroachment on the openness of the green belt, which is a principal objection to any development within the green belt without material consideration.
3. The amended proposal retains the re-opening of the original route across the site served by the East Gate access. The application advises that the proposal will not cause harm to my client's property, East Lodge, because of traffic noise. This is because of the volume of traffic already using Judges Hill. I find this a strange argument because traffic exists on one side of my client's property, the argument would appear to be that objection cannot be raised to an access road providing traffic noise and vehicle movements on a second road in front of my client's house. Clearly, this is nonsense as my client would have the existing traffic on Judges Hill, which is set at a considerably lower level than his current land, as well as new traffic movements outside his front door, which must represent a loss of residential amenity. Mr Richard Morrison of tpa has already drafted an extensive objection to this roadway which remains valid.
Given that the amended application has removed the plans for the new lodge there has to be a further question on the purpose of re-opening the old eastern access. The majority of the amended plans show development on the west side of the site which is supplied by the existing western entrance. This point is further emphasised in Richard Morrison's original comments.

In particular, I believe that an open assessment of the viability of the scheme is key to the whole consideration by the LPA of this very extensive and detailed application.

In the circumstances, the amended application should be refused and significant additional information requested.

Yours sincerely

MR R E PEARSON

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