

Our ref: 2618E/2020.11.30

Planning Department
Welwyn Hatfield Borough Council
Council Offices
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

30 November 2020

Dear Sirs

Northshaw House – Planning Application Reference 6/2019/0217/MAJ

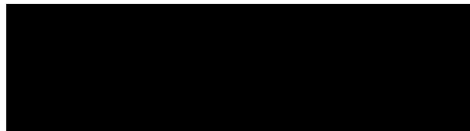
On behalf of LW Developments, we are writing with reference to the above planning application and subsequent amended scheme for 31 units on site. We confirm that the Landscape and Visual Impact Assessment (LVIA) Revision E, dated April 2018 prepared by Landscape Collective was with reference to the 31 unit option and the proposed development as follows:

- Residential conversion of Northaw House (and Edwardian Wing) to provide 11 residential units;
- Residential conversion of the Ballroom Wing to provide two residential units;
- Residential conversion of stable block/coach House into one residential unit;
- Redevelopment of the settlement area to provide seven residential units;
- Provision of two new lodge buildings on the east and west drives respectively;
- Conversion and extension of Oak Cottage;
- Provision of three new dwellings within the walled garden;
- Provision of two new semi-detached 'estate worker cottages' on the east drive; and
- Landscaping works including the restoration of the orchard. In total the proposed development would provide thirty-one residential units.

We confirm that the findings of the report are still current.

Kind regards

Yours faithfully
For and on behalf of



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cc: Lee Williamson – LW Developments
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