Comment for planning application 6/2021/0072/MAJ

Application Number 6/2021/0072/MAJ

Location

Northaw House Coopers Lane Northaw Potters Bar EN6 4NG

Proposal

Repair, refurbishment and 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 Stable Block to form 1 dwelling, refurbishment of existing dwelling at Oak Cottage, construction of 2 new Gate Lodge dwellings, 4 new dwellings on the East Drive, 3 new dwellings within the Walled Garden, 7 new dwellings within the Settlement Area, refurbishment of the Walled Garden, refurbishment of access routes and reinstatement of old route, provision of hard and soft landscaping, car parking and supporting infrastructure.

Case Officer

Mr William Myers

Organisation Type of Comment

Objection

neighbour

Comments

Type

I wish to strongly object to this application. The Council has already been very generous in allowing substantial new greenbelt development on this site to make "economically viable" the refurbishment of the main house. This latest application adds significant negative impacts in terms of green belt openness (the proposed buildings are mostly on a highly visible ridgeline) and encroach into the countryside. It also will negatively impact on the landscape character. The site is also not sustainable from a transport perspective. The developer, according to the land registry, saw a change of ownership on August 7th 2020 for a sum of 6,530,898. The cynic in me suggests this was done to "mark" a higher value off which to calculate an "economic return" and justify this application for additional development. There are no exceptional circumstances here and the application should be strongly rejected.

Received Date

16/02/2021 16:59:34

Attachments