



Mr William Myers
Development Control
Welwyn Hatfield Borough Council
Campus East
Welwyn Garden City
Herts. AL10 6AE

Our Ref:

Your Ref:

17th February 2021 (by email)

Dear Mr. Myers,

Application No. 6/2021/0072/MAJ

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 dwellings within the Walled Garden, 7 dwellings within the Settlement Area, refurbishment of the Walled Garden, etc ... and supporting infrastructure at Northaw House Coopers Lane Northaw Potters Bar EN6 4NG

I write with reference to the above application and note that this is similar in all respects to previous application reference 2019/0217 with the subsequent addition of six new residential units located on East Drive, between Northaw House and the East Lodge. CPRE Hertfordshire notes that consent was given for development related to the refurbishment of Northaw House and enabling development associated adjacent to the existing buildings and gardens with the above reference number.

The additional six proposed residential units in the present application are located in a row between Northaw House and the East Lodge and constitute a significant intrusion into the extensive gardens of Northaw House. CPRE Hertfordshire objects to this proposed development for the following reasons.

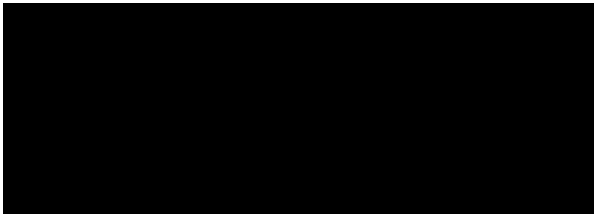
1. The land identified for this proposed development is located within the London Metropolitan Green Belt as identified in the existing Welwyn and Hatfield Local Plan and the emerging Local Plan. The National Planning Policy Framework (NPPF) as revised in February 2019 requires land designated as Green Belt to be kept "permanently open" (para. 133) and "inappropriate development should not be approved except in very special circumstances" (para. 143).
2. Our previous representation (dated 16/9/2019) was concerned that the reason for the proposed development in the Green Belt, to enable the refurbishment of Northaw House as permitted by the National Planning Policy Framework (NPPF), was not sufficiently proven by the information provided. Although we objected to the



proposed development as being inappropriate and damaging to the purpose of the Green Belt, in the event consent was granted, and construction is presently underway adjacent to Northaw House.

3. Our objection to the present additional proposed six residential units relates to their location in a row across the extensive gardens of Northaw House where they are highly visible and will have a major impact on the openness of the Green Belt. Again, the “very special circumstances” required are said to relate to the enabling nature of the development, and the applicants are clear that this development is required for financial reasons.
4. No further information is provided by the applicants with regard to why they commenced the present development if funds are not available to complete the consented scheme. This application appears to put unacceptable pressure on the Council who it is stated in the Executive Summary are not minded to permit units in the location where they are presently proposed.
5. CPRE Hertfordshire urges the Council to maintain their previous position with regard to the houses on East Drive, which will have a severely detrimental effect on the openness of the Green Belt and be highly visible from neighbouring roads and footpaths.

Yours sincerely,



Chris Berry
Planning Manager