

Mr Tim Waller
Suite A
19-25 Salisbury Square
Old Hatfield
AL9 5BT

Application No: 6/2021/0072/MAJ

Date of Refusal: 26 May 2021

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned Act, hereby REFUSE to permit:

Development: 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.

At Location: Northaw House Coopers Lane Northaw Potters Bar EN6 4NG

Applicant: LW Developments Ltd

Application Date: 20 January 2021

1. The proposed development, which is located on land designated as Metropolitan Green Belt, would constitute inappropriate development, causing harm to the openness and purposes of including land in the Green Belt, which is by definition harmful to the Green Belt. Additionally further harm is caused to the visual amenities of the Green Belt. No very special circumstances appear to exist which outweigh the potential harm of the development to the Green Belt by reason of inappropriateness, and the other harm identified. Accordingly, the proposal fails to comply with Policies RA10 and D2 of the Welwyn Hatfield District Plan 2005, Policy SADM 34 of the Emerging Local Plan 2016, the Council's Supplementary Design Guidance and the National Planning Policy Framework.
2. The proposed development would materially harm the setting of heritage assets on the site. Whilst this is less than substantial harm and there would be a benefit to restoring the heritage assets on the site, it is not considered that this benefit would outweigh the harm identified to the setting and significance of the designated heritage assets on site. As such, the proposal is contrary to Policy SADM15 of the Emerging Local Plan 2016, National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. The applicant has failed to satisfy the sustainability aims of the plan and to secure the proper planning of the area by failing to ensure that the development proposed would provide a sustainable form of development in mitigating the impact on local infrastructure and services which directly relate to the proposal and which is necessary for the grant of planning permission. The applicant has failed to provide a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended). The Local Planning Authority considers that it would be inappropriate to secure the required financial and non-financial contributions by any method other than a legal agreement and the proposal is therefore contrary to Policies H2, IM2, M4 and H7 of the Welwyn Hatfield District Plan 2005, Policies SADM1, SP7 and SP13 of the Emerging Local Plan 2016.

REFUSED DRAWING NUMBERS

4.

Plan Number	Revision Number	Details	Received Date
KMC001-01		Site Access Visibility Part1	11 January 2021
KMC001-02		Site Access Visibility Part2	11 January 2021
KMC001-001-3		Proposed Highway Improvements	11 January 2021
16254_PL04		Basement Plan	11 January 2021
16254_PL05		Ground Floor Plan	11 January 2021
16254_PL06		First Floor Plan	11 January 2021
16254_PL07		Second Floor Plan	11 January 2021
16254_PL08		Roof Plan	11 January 2021
16254_PL09		Existing Elevations	11 January 2021
16254_PL10		Existing Elevations	11 January 2021
16254_PL11		Existing Sections	11 January 2021
16254_PL12		Ballroom Wing Existing Floor Plans	11 January 2021
16254_PL13		Ballroom Wing Roof Plan	11 January 2021
16254_PL14		Ballroom Wing Elevations	11 January 2021

16254_PL1 5	Stable Block Existing Ground Plan	11 January 2021
16254_PL1 6	Stable Block First Floor Plan	11 January 2021
16254_PL1 7	Stable Block Roof Plan	11 January 2021
16254_PL1 8	Stable Block Elevations	11 January 2021
16254_PL1 9	Stable Block Sections	11 January 2021
16254_PL2 0	Oak Cottage Existing Floor Plans	11 January 2021
16254_PL2 1	Oak Cottage Roof Plan	11 January 2021
16254_PL2 2	Oak Cottage Elevations & Sections	11 January 2021
16254_PL2 3	Northaw House Basement Plan Demolition	11 January 2021
16254_PL2 4	Northaw House Ground Plan Demolition	11 January 2021
16254_PL2 5	Northaw House First Demolition Plan	11 January 2021
16254_PL2 6	Northaw House Second Demolition Plan	11 January 2021
16254_PL2 7	Northaw House Demolition Elevations	11 January 2021
16254_PL2 8	Northaw House Demolition Elevations	11 January 2021
16254_PL2 9	Ballroom Wing Floor Plans Demolition	11 January 2021
16254_PL3 0	Ballroom Wing Demolition Elevations	11 January 2021
16254_PL3 1	Stable Block Ground Floor Demolition Plan	11 January 2021
16254_PL3 2	Stable Block First Floor Demolition Plan	11 January 2021
16254_PL3 3	Stable Block Demolition Elevations	11 January 2021
16254_PL3 7	Proposed Ground Floor Plan Main House	11 January 2021
16254_PL3 8	Proposed First Floor Plan Main House	11 January 2021

16254_PL3 9	Proposed Second Floor Plan Main House	11 January 2021
16254_PL4 0	Proposed Roof Plan Northaw House	11 January 2021
16254_PL4 1	Proposed Northaw House Elevations	11 January 2021
16254_PL4 2	Proposed Northaw House Elevations	11 January 2021
16254_PL4 3	Ballroom Wing Proposed Floor Plans	11 January 2021
16254_PL4 4	Ballroom Wing Proposed Roof Plan	11 January 2021
16254_PL4 5	Ballroom Wing Proposed Elevations	11 January 2021
16254_PL4 6	Stable Block Proposed Ground Floor Plan	11 January 2021
16254_PL4 7	Stable Block Proposed First Floor Plan	11 January 2021
16254_PL4 8	Stable Block Proposed Roof Plan	11 January 2021
16254_PL4 9	Stable Block Proposed Elevations	11 January 2021
16254_PL5 0	Oak Cottage Proposed Floor Plans	11 January 2021
16254_PL5 1	Oak Cottage Proposed Roof Plan	11 January 2021
16254_PL5 2	Oak Cottage Proposed Elevations	11 January 2021
16254_PL53	Farm House Proposed Floor Plans	11 January 2021
16254_PL5 4	Farm House Proposed Roof Plan	11 January 2021
16254_PL5 5	Farm House Proposed Elevations	11 January 2021
16254_PL6 5	Walled Garden Proposed Ground Floor Plan	11 January 2021
16254_PL6 6	Walled Garden Proposed Basement Plan	11 January 2021
16254_PL6 7	Walled Garden Proposed Roof Plan	11 January 2021
16254_PL6 8	Walled Garden Proposed Elevations	11 January 2021

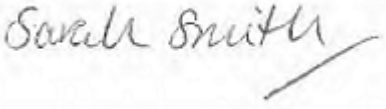
16254_PL6 9	Walled Garden Proposed Elevations	11 January 2021
16254_PL7 0	Dairy Proposed Floor Plans	11 January 2021
16254_PL7 1	Dairy Proposed Roof Plan	11 January 2021
16254_PL7 2	Dairy Proposed Elevations	11 January 2021
16254_PL7 4	Northaw House Proposed 3D Views	11 January 2021
16254_PL7 5	Stable Block Proposed 3D Views	11 January 2021
16254_PL7 6	Ballroom Wing Proposed 3D Views	11 January 2021
16254_PL7 7	Oak Cottage Proposed 3D Views	11 January 2021
16254_PL7 8	Farm House Proposed 3D Views	11 January 2021
16254_PL8 2	Walled Garden Proposed 3D Views	11 January 2021
16254_PL8 3	Walled Garden Proposed Aerial 3D View	11 January 2021
16254_PL8 4	Dairy Proposed 3D View	11 January 2021
16254_PL5 6	GI Proposed Floor Plan	11 January 2021
16254_PL5 7	GI Proposed Roof Plan	11 January 2021
16254_PL5 8	GI Proposed Elevations	11 January 2021
16254_PL5 9	SU1 Proposed Floor Plans	11 January 2021
16254_PL6 0	SU1 Proposed Roof Plan	11 January 2021
16254_PL6 1	SU1 Proposed Elevations	11 January 2021
16254_PL6 2	SU2 Proposed Floor Plans	11 January 2021
16254_PL6 3	SU2 Proposed Roof Plan	11 January 2021
16254_PL6 4	SU2 Proposed Elevations	11 January 2021

16254_PL7 3		Proposed 3D Aerial Of Site	11 January 2021
16254_PL7 9		SU1 Proposed 3D Views	11 January 2021
16254_PL8 0		SU2 Proposed 3D Views	11 January 2021
16254_PL8 1		GI Proposed 3D Views	11 January 2021
16254_PL8 5		Proposed 3D Development Access	11 January 2021
16254_PL8 6		EDC Proposed Floor Plans	11 January 2021
16254_PL8 7		EDC Proposed Roof Plan	11 January 2021
16254_PL8 8		EDC Proposed Elevations	11 January 2021
16254_PL8 9		EDC Proposed 3D Views	11 January 2021
16254_PL0 3		Proposed Site Plan	11 January 2021
16254_PL9 0		EDC Proposed Garage Floor Plans	11 January 2021
16254_PL9 1		EDC Proposed Garage Elevations	11 January 2021
16254PL01		Site Location Plan	20 January 2021
16254PL02		Site Block Plan	20 January 2021
1046CCEX XXXDRC00 1	P1	Drainage Plan	1 April 2021
1046CCEX XXXDRC00 2	P1	Proposed Drainage General Arrangement Plan	1 April 2021
1046CCEX XXXDRC00 3	P1	Proposed Drainage General Arrangement Plan	1 April 2021
1046CCEX XXXDRC00 4	C2	Proposed Drainage Details	1 April 2021
1046CCEX XXXDRC00 5	C2	Proposed Pond Sections	1 April 2021
		Standard Gratings Plan	11 January 2021

02	Landscape Masterplan Part 1	11 January 2021
03	Landscape Masterplan Part 2	11 January 2021
	Headwall Lifting Diagram	18 January 2021

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).



Sarah Smith
Development Management Service Manager

Town and Country Planning Act 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse permission for
 - a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice;
 - For all other appeals, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.