

TW/239

13th July 2021



Mr Chris Dale
Head of Planning
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

town and country
planning consultants

Dear Mr Dale,

Application for Proposed Alterations to Planning Permission 6/2019/0217/MAJ at Northaw House, Northaw

I have today submitted an application pursuant to S73 of the Town and Country Planning Act 1990 (as amended), seeking an altered planning permission, relating to the approved plans under Condition 25, for residential development at Northaw House. This is in relation to the proposals that were granted planning permission under application reference 6/2019/0217/MAJ.

The approved proposals involve the 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, 3 dwellings within the Walled Garden, 7 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.

The Applicant, LW Developments, wishes to make some minor changes to the approved new-build houses in a part of the site referred to within the application documents as the "settlement area". The changes proposed by this application relate firstly to windows and doors on plots 21-26, secondly to the layout of plots 24 and 25 and lastly the access arrangement around the settlement area and the layout of car parking spaces. The table below sets out the proposed changes:

House / Location	Change Proposed	Reason	Previously Approved Drawing Numbers (to be replaced)	Drawing Numbers of the New Proposals
Settlement Unit 1 (Plots 21, 22 and 23)	Raised window cill on front elevation.	To accommodate the kitchen worktop level.	16_254_PL61A	8250-SAU-SU1-1010-DR-A-P2
	Replacement of normal Velux with conservation Velux windows.	To improve the building's appearance.	16_254_PL61A	8250-SAU-SU1-0011-DR-A-P2

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	<p>Switching of doors and windows leading to patio area.</p> <p>Omission of windows on side elevation.</p>	<p>To better accommodate furniture within the rooms.</p> <p>To provide privacy from road views, and better accommodate furniture.</p>		
Settlement Unit 2 (Plot 24)	<p>Replacement of normal Velux with conservation Velux windows.</p> <p>Omission of windows on side elevation.</p>	<p>To improve the building's appearance.</p> <p>To prevent overlooking of walled garden houses.</p>	16_254_PL64A	8250-SAU-SU2-1010-DR-A-P2
Settlement Unit 2 (Plot 25)	<p>Replacement of normal Velux with conservation Velux windows.</p> <p>Omission of windows on side elevation.</p>	<p>To improve the building's appearance.</p> <p>To provide privacy from road views, and better accommodate furniture.</p>	16_254_PL64A	8250-SAU-SU2-0011-DR-A-P2
Farmhouse (Plot 26)	<p>Removal of two ground-floor windows.</p>	<p>To accommodate the kitchen counter, and provide greater privacy from road views.</p>	16_254_PL55	8250-SAU-FH-1010-DR-A-P2
Settlement Unit 2 (Plots 24 and 25)	<p>Separation of the two houses to provide detached properties.</p>	<p>To provide a greater a separation distance between the properties, and improve residential amenity.</p>	16_254_PL03B	8250-SAU-SIT-3015-DR-A-P1
Access road within the settlement area	<p>Access road in front of plots 24 and 25 reduced in width.</p> <p>Front garden increased in depth to plots 24 and 25 and 2 parking spaces provided for each plot on a driveway, and two bay car parking spaces provided opposite.</p> <p>2 car parking spaces moved from access road to a new driveway at plot 27.</p> <p>Removal of visitor car parking spaces to the rear of plot 26, and relocation to the front of the "settlement area".</p>	<p>To reduce the amount of hardstanding.</p> <p>To provide more on-plot car parking.</p> <p>To provide more on plot car parking, and reduce views of parked cars.</p> <p>To provide more amenity space for plot 26.</p>	16_254_PL03B	8250-SAU-SIT-3015-DR-A-P1

	Addition of patio areas.	To provide more useful amenity space.		
	Addition of access road to north of walled garden.	To separate traffic from the frontage of the adjacent property (the White House)		

I consider that these alterations to the buildings, and the access and car parking arrangements, are minor in nature. They would certainly not have any material effect on any of the issues which were important to the determination of the original planning application. Those issues related principally to the effect the development would have on the openness of the Green Belt, and the setting and significance of the listed buildings and curtilage listed structures within the site. Irrespective of whether these alterations were put in place or not, the result would be a development of new houses, which would have a suitable appearance within its context, as the Council has already concluded in granting planning permission. If anything, the proposed improvements would on the whole improve the appearance of the buildings and the immediate area surrounding them, particularly the use of conservation rooflights and the reduction on road parking.

I do not consider that there are any material planning matters to discuss in relation to this application. However, should your officers wish to speak about any issue, I would be grateful if they could contact me directly.

Yours sincerely,



Tim Waller MRTPI
Director

