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**Sent:** 07 October 2013 18:16  
**To:** Planning  
**Subject:** Welwyn Hatfield Council Online Planning - Comment

Application Number: N6/2013/1938/MA

Name: D Humphreys

Address: 33 High Oaks Road, WGC

Comment Type: Object

Comment: The proposed extension does not accord with the Council's own values that it applies to planning applications from individual residents, which require any extension to respect the materials and setting and to be subservient to the existing building, rather than bold and assertive. The Council's authority when trying to impose such values in the future will be severely compromised, and this is bound to result in erosion of the Garden City ethos and principles, with gradual deterioration in the distinctive look and feel of the town.

The proposed external design is entirely out of sympathy with the original award-winning building, with no thought for the context, materials, proportions or scale of the original building. It is incongruous and does nothing to improve the current rear elevation, but only makes it worse.

The internal design appears to have little regard for sensible office planning or HSE requirements, and the space allowed for both people and storage seems totally inadequate.

Finally, it seems that the Council's Planning department has spent far less time and effort in validating the plans than would normally be applied to planning applications from residents. It is therefore questionable whether this has been done sufficiently thoroughly (or at all). The Council should not be pushing this project through regardless just because it is late.