



Mallard House
13 Peartree Farm Business Estate
Welwyn Garden City
Herts AL7 3UW

T | 01707 320320 F | 01707 326326
w | www.designlines-uk.com

Ms Rachael Collard
Senior Planning Officer
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts AL8 6AE

16 August 2017

Dear Ms Collard

Application Reference: 6/2017/1486/VAR

I notice you have received three comments regarding the above application on which I wish to respond, particularly as there have been incorrect and misleading assessments on the proposed variations.

- Firstly, despite comments to the contrary, the footprint of the building is exactly as previously drawn on the approved plans. Also, the height of the building remains unchanged at just 7.05m. There are no windows to the east elevation so no Peartree Lane properties are overlooked.
- Although the ceiling height to front and back walls of the upper floor has been raised (to make the area useable) the revised ceiling height is still only 2m and therefore relies on the roof space to conform to the minimum 2.4m height requirement.
- Contrary to statements received, the repositioning of the building is 1.5m further away from the three mature council owned trees which will be unaffected by the building, now 5m away from the nearest tree.
- 76 Peartree Lane has stated that there is no separation between the building and their boundary - this is absolutely incorrect. In fact there is over 1 metre spacing between the building and their boundary. Also, the repositioned building no longer extends to the full width of their plot and therefore improves on the quoted findings of the Council's Development Management Report of 23 November 2015.
- The rear building line of our site remains unchanged and is marked by two permanently installed metal posts 18" away from the relatively new brick garage built against the boundary line by the previous owners of 78 Peartree Lane.

It is difficult to understand comments regarding 'not sympathetic with the surrounding buildings.' For years local residents have complained to the council about the dilapidated appearance and business activities of Peartree Farm and having to live in close proximity to noise, fumes and environmental dangers caused by the concentration of auto-related companies operating in Peartree Farm.

Our red brick and tiled roof building is not only compatible with nearby residential properties, the proposed development brings much needed environmental improvement to Peartree Farm and provides non-transport/auto repair employment to the area.

Please let me know if you require any further details, I look forward to hearing from you.

Yours sincerely



Roy Talbot
Partner