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Standing up for Hertfordshire's countryside

Georgia O'Brien
Planning and Building Control
Hertsmere Borough Council
Civic Offices
Elstree Way
Borehamwood
Hertfordshire WD6 1WA

Our Ref:

Your Ref:

8th December 2021 (by email)

Dear Ms. O'Brien,

Application no. 21/1971/FUL
Land adj to Kendal Cottage, Kendal Hall Farm, Watling Street, Radlett
Demolition of existing mobile caravan home and ancillary store buildings and
erection of new detached, two storey 4-bed dwelling to include associated landscaping, amenity
space, parking, bin store and cycle store

CPRE Hertfordshire objects strongly to this application for the following reasons:

1. The site is located in the London Metropolitan Green Belt as defined in the Hertsmere Local Plan. Development in this location is inappropriate and can only be permitted where very special circumstances are demonstrated, as noted in the National Planning Policy Framework (NPPF).
2. The proposed dwelling is located on open land and would introduce a permanent use which is not permitted in a designated protected area. We note that an adjacent part of the farm is covered by an Article 4 direction preventing any level of permitted development.
3. The applicant makes no attempt to demonstrate or even identify any special circumstances which would overcome the inappropriate nature of this proposal. The application is severely lacking in all aspects of the information presented and in fact several documents, including elevations, sections and facilities appear not to be available for viewing.
4. We would urge the Council to request appropriately detailed information to be supplied to enable a fuller consideration of the application to be made. At this point, we believe that both the lack of such information, and the unsuitability of the proposal as far as it can be assessed, would make this development entirely unacceptable.

Yours sincerely,

Chris Berry
Planning Manager

CPRE is working nationally and locally for a beautiful and living countryside

CPRE Hertfordshire is a Charitable Incorporated Organisation

President: Sir Simon Bowes Lyon, KCVO

Chairman: Allan McNab

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