

Kirsty Shirley
Development Management
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts. AL8 6AE

Our Ref:

Your Ref:

4th October 2023 (by email)

Dear Kirsty Shirley,

**Application no. 6/2023/1748/FULL
Northaw Brook Meadow, Coopers Lane Road, Northaw
Conversion of a stable block into dwelling**

I write with regard to the above application to which CPRE Hertfordshire strongly objects for the following reasons.

1. The land identified for this proposed development is designated as London Metropolitan Green Belt in the adopted Welwyn Hatfield District Plan where development is seen as inappropriate unless very special circumstances are identified which clearly outweigh the harms caused, according to criteria in the National Planning Policy Framework (NPPF).
2. The Planning Statement does not identify any very special circumstances to justify this proposed development which would introduce a new residential unit into the open countryside, and affect the rural character of the location. We note the extensive pre-application advice provided by the Council which refers to the previous appeal dismissal.
3. We support fully the Council's and Northaw Parish Council's responses and would request the Council to refuse permission for this inappropriate development.

Yours sincerely,

Chris Berry
Planning Manager

NOTE: We would request that this letter is published on the Council's website as a document relating to this application and should be grateful if you would notify us of the date of the appropriate meeting if it is to be determined by planning committee.