



Adam Thomas
Planning and Building Control
St. Albans City and District Council
Civic Centre, St. Peter's Street
St. Albans
Herts AL1 3JE

Our Ref:

Your Ref:

8th March 2024 (by email)

Dear Adam Thomas,

Application no. 5/2024/0135
Land adjacent Roslin, Marshalls Heath Lane, Wheathampstead
Redevelopment of the site for the erection of a bungalow

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

1. The land identified for this proposed development is designated as London Metropolitan Green Belt in the adopted St Albans District Local Plan Review 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 suggests that the granting of a Certificate of Lawfulness for the existing equestrian use identifies the site as previously developed land which would provide justification for an application for further change of use to residential. This is an entirely inappropriate use of the Certificate of Lawfulness procedure.
3. This procedure is based on assessment of facts relating to the existing use and implies no planning judgement as to the suitability of the use. The establishment of the equestrian use was related entirely to the establishment of a time period for that use.
4. It is clear that a change to a residential use requires a planning judgement as to the suitability of that use. It is our view that this proposal constitutes inappropriate development in the Green Belt which is unaffected by the granting of a Certificate of Lawfulness.
5. The proposal introduces residential development into the countryside which the Green Belt legislation is designed to prevent. The introduction of a single house, unrelated to



existing development comprises encroachment and will change the rural character of this location.

6. The Planning Statement also notes, in “Relevant Planning History”, the appeal decision at Roundhouse Farm, presumably implying similar circumstances. This is also inappropriate, referring to entirely different conditions, both in terms of magnitude and location, and ignoring recent appeal dismissals in Beaconsfield and Brookmans Park for Green Belt reasons.
7. CPRE Hertfordshire requests the Council to refuse permission for this isolated and inappropriate proposal.

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.