

Emma Graham

From: Emma Graham on behalf of Planning Appeals
Sent: 07 June 2017 14:18
To: Emma Graham
Subject: FW: 3 Digswell House Mews Roof light. (Alleged breach) ref ENF/2017/0101

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Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts
AL8 6AE

27 May 2017

Att: Megan Saunders

Dear Megan Saunders,

Re: 3 Digswell House Mews Roof Light
APPEAL against alleged breach of estate management scheme.

I am in receipt of your letter of the 18th May regarding the roof light that has been installed at the above address and wish to appeal against the refusal, on the following grounds.

The property in question has been extensively renovated due to the original poor state of repair, when we took over the property in August 2016.

We have put a loft conversion in the property and the design included the installation of a conservation style window to give some natural light to the room, which would otherwise have no light at all.

Our architect, Mr Alan Duncan checked with the Council if a rooflight needed planning permission and it was confirmed by Welwyn Hatfield Council that planning permission was not required but Estate Management approval was needed for a roof light although it was confirmed that a conservation type window could be fitted to the rear roof of the property. Hence we installed a window to the rear of the property.

Although the property faces other properties in the Mews, the front elevation actually faces Fern Grove but the house is accessed from the rear of the building, which does not face the street. In which case a roof light is permitted under the management scheme.

It therefore seems a little peculiar to me, having permission refused for something you don't need permission for.

There are several other properties on that mews estate, such as no4 and the house on the left as you enter fern grove, that have Velux windows facing towards the road which obviously have the approval of Welwyn Hatfield Management Scheme and I think that sets a precedent.

It is not our intention to breach any regulations but I would be grateful if you could inform me of the best course of action, my mobile number is above.

I would be happy to meet you on site to discuss the situation if that would help?

I am the owner of the property and would be grateful if you would address all future correspondence to my address in Welwyn or by this email

I await your reply

Yours sincerely

Nigel Pyne-Gilbert

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Regards

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