

N.H.C.

08 AUG 2024

NORTHGATE

T & P INVESTMENTS
TODDS END, TODDS GREEN, nr STEVENAGE
HERTFORDSHIRE. SG1 2JE

ema [REDACTED]

Mrs P.J.Rogers, S.T.Smyth, FRICS.

The Chief Planning Officer,
North Herts. District Council,
Council Offices, Gernon Road,
Letchworth Garden City, Herts., SG6 1EF.

Monday, 5th August, 2024.

Dear Sir,

Formal Notification of Objection

Proposed redevelopment of former Woolworth's Building, Hitchin High Street, SG5 1EH
Planning ref: 24/01426/FP

As an adjoining owner of the unencumbered freehold interest in Jacksons Yard, the listed Paynes Park House (*which was the only listed building in the Paynes Park Conservation Area*) and land fronting West Alley plus the Right of Way between Boots and The Cock Hotel, (*part of our Paynes Park Estate*), I wish to **OBJECT** to the above planning application on the following grounds:-

1. Such development would infringe our Rights of Light;
2. Such development would be in breach of the Rights of Light agreement reached under Deed at the time of the original development in 1960;
3. Such development would be in breach of the Supreme Court decision of *Fearn and others v. The Board of Trustees of Tate Gallery*, 2023.
4. Such development would prevent our own development under reference no.1/1214/84(798)

Furthermore, there would be no benefit to Hitchin Town Centre, its community or public well-being without some form of planning gain, particularly at ground floor level, plus some car parking available to the general public;

Paynes Park itself needs to be closed to through traffic to enable such a large development to proceed, thus linking the Council's own major Lairage multi storey car park to the Town Centre and enhancing the Paynes Park Conservation Area.

Any such development should be subject to standard planning conditions, to include on site construction vehicle washing facilities, artisan/craftsmen's storage and waste facilities off site, satisfactory removal and disposal of excavated material without hindering or endangering other road users, etc.

Yours faithfully, *HS*

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S.T.Smyth
Proprietor