N.H.D.C
24 AUG 2018

16 Alder Close
Baldock
Herts
SG7 6HN

21st August 2018

North Hertfordshire District Council
PO Box 10163.
Nottingham.
NG6 6DH

Attention: Mr Ellis (NHDC Development and Conservation Officer) ✓
Mr Sam Dicoco (Contact for this application)

Dear Sirs

Planning Reference 18/00961/FP
Unit 7 Baldock Industrial Estate, Baldock, Herts SG7 6NG

I write further to your letter dated 7 August 2018 in respect of the above planning application. I have reviewed the information provided including that on the Planning Portal and have taken professional advice. I write to formally state my objections to the proposed development.

My objections are detailed below in the following five categories;

1. Scale of the new development and proximity to existing boundary fence;
2. Lack of information regarding the proposed form, construction and materials being proposed for the development;
3. Lack of any impact assessment of additional noise, fumes or other nuisance that could be caused by the new development;
4. Lack of any assessment of existing drainage and effects the new development will have on water run-off particularly into neighbouring properties (including my own);
5. Overall lack of information provided within application for such a large development.

Below is our detailed reasoning for each of the above;

1. *Scale of the new development and proximity to existing boundary fence*

   The new development will comprise a new 7.2 m high (scaled to eaves) industrial building. The northern wall of the new development is shown to be 1.7 m away from the existing boundary fence and a further 0.4 m from my boundary fence. The ground level of my garden is lower than that of the applicant's land and as such the building would appear higher from my property. Whilst we have been unable to ascertain the exact level difference we have estimated this to be around 0.5 – 0.6m. On this basis I am certain that the new development will have a significant detrimental impact to my property due to the position of the new development.
   It is noted that at present the boundary is lined with conifers approximately 5 m in height (which are on my property), but the new development will be visible even above these based upon the heights determined from the application. Furthermore, it

is unclear what effect the development will have on these trees and should these not survive the construction works, or I decide to remove them at a later date, the scale and closeness of the building to my rear boundary is not in keeping with the local environment and would have a massive negative impact upon it.
We attach a series of photos (Ref: 2028 07 21 Unit 7 Baldock Industrial Estate) taken from the first floor of my property and at ground level. This shows that whilst the existing building is visible at first floor, it is currently not at ground level. It is clear that based upon the proposals the building will be visible at ground level with more of the building visible from first floor. We also include a photo from the Street (Alder Close). Again although the existing building is visible, the proposed development will have a greater negative impact from the street.
We are very surprised that the application has been submitted without a full survey being undertaken (to our knowledge) and a section of the new development showing the relationship between the proposed building and neighbouring properties included. Without this we feel that the impact to the surrounding properties cannot fully be determined.

2. *Lack of information regarding the proposed form, construction and materials being proposed for the development;*

   For a full planning application, the amount of detail provided regarding how the building is going to be constructed, including a Design and Access Statement, seems very limited. The information provided on the application form in respect to the type of materials being proposed (stated in the application as 'to match existing') is too vague and, in my opinion, would give the applicant the opportunity to use cheap, unattractive and materials not in keeping with the local area. Whilst I understand that such choices may be set down as a Condition to any approval given, I feel that the application, as it stands, does not provide sufficient detail and safeguards and therefore cannot be considered favourably.
   One specific concern that the new development raises is the issue of fire rating to the northern wall of the new development given the proximity to the existing boundary. The application fails to make mention of this or identify that this wall will be constructed to safeguard the structural integrity of the new building. Again, the lack of this detail means that a full detailed determination cannot be done.

3. *Lack of any impact assessment of additional noise, fumes or other nuisance that could be caused by the new development;*

   The application does not provide any details on possible impacts that the new development will have on the surrounding properties, nor does it make mention to any mitigation measures that are proposed to deal with such impacts. I can only conclude therefore that the applicant believes that the new development will have no impact on my property or the surrounding area. Without a detailed impact assessment that can be reviewed and considered, I do not believe that such assumption can be relied upon.

4. *Lack of any assessment of existing drainage and effects the new development will have on water run-off particularly into neighbouring properties (including my own);*

   One particular issue that I believe is essential to be considered is that of drainage and surface water run-off. The current site suffers from poor surface water disposal during medium and heavy downpours. The effect of this is that, due to the existing levels (as described previously), my garden suffers from the run-off of water from the

applicant's site. Advice that I have taken would tend to suggest that the development would make this situation worse than present leading to possible damage to my property. The application makes no mention on how the matter of surface water disposal is to be addressed, the use of any on-site attenuation, or restrictions on the outflow of water run-off. Such information, in my opinion, is essential to decide in the applicant's favour.

5. *Overall lack of information provided within application for such a large development*

In my opinion, the information included within the application form and supplemental documents, are lacking in sufficient detail to enable a full review of the proposals to be made. The drawings provided are, at best, hand drawn sketches. I have had these reviewed by construction professionals and they have advised that the drawings do not provide sufficient detail, do not include any key dimensions or specification notes, and the stated scale of the drawings is inaccurate. I would have expected the drawings to be produced on CAD including a full title block etc so that a ley-person such as myself could be clear on what was being proposed. As noted above, I believe that there are key documents missing or lacking in detail.

The above reasons are why I object in the strongest terms to the development as applied for.

Please acknowledge receipt of this letter and confirm that the above will be considered when coming to your decision. If necessary I would be happy to meet with you at my property, so you can see the specific site conditions at first hand.

Photographs refered to in this letter are contained in a 3 sheet addendum reference (2028 07 21 Unit 7 Baldock Industrial Estate)

Yours sincerely,

Irene and Chris Burgon (Joint Owners of 16 Alder Close)

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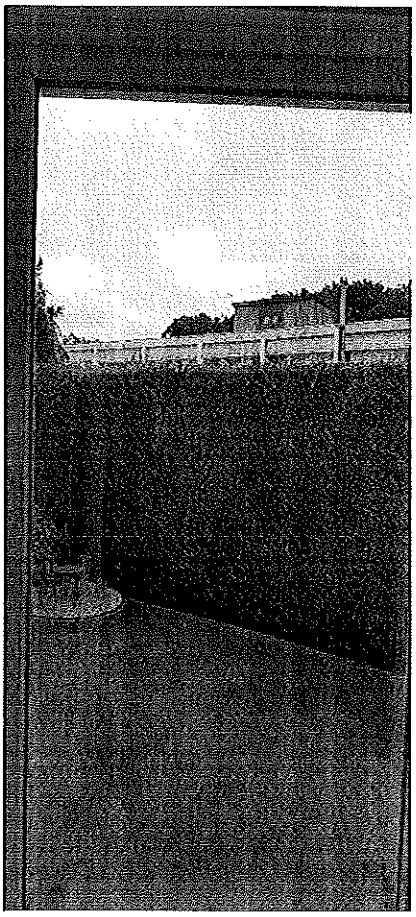

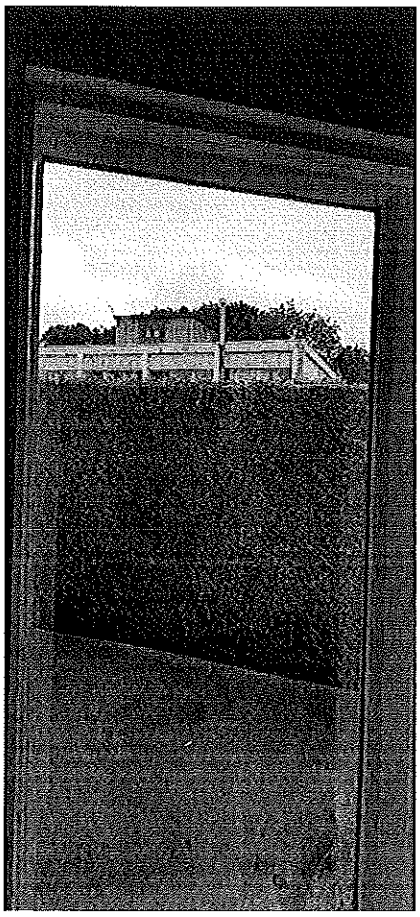

These pictures are taken from the first floor of my property.

The existing building (Unit 7A) is clearly visible
Should the development occur this would be more visible and have a negative visual impact .

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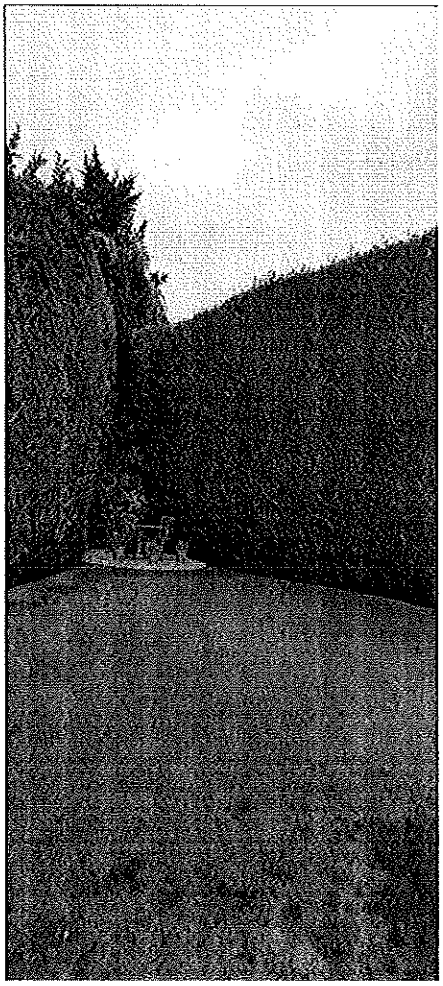

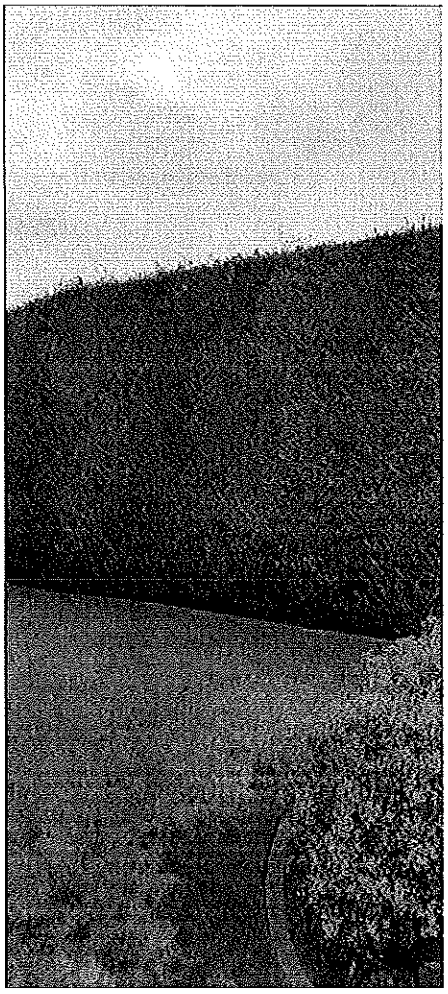

These pictures aretaken from the ground floor of my property facing south .

The existing building can not be seen from this view.
Should the development occur this would be visible , this would have a negative impact.

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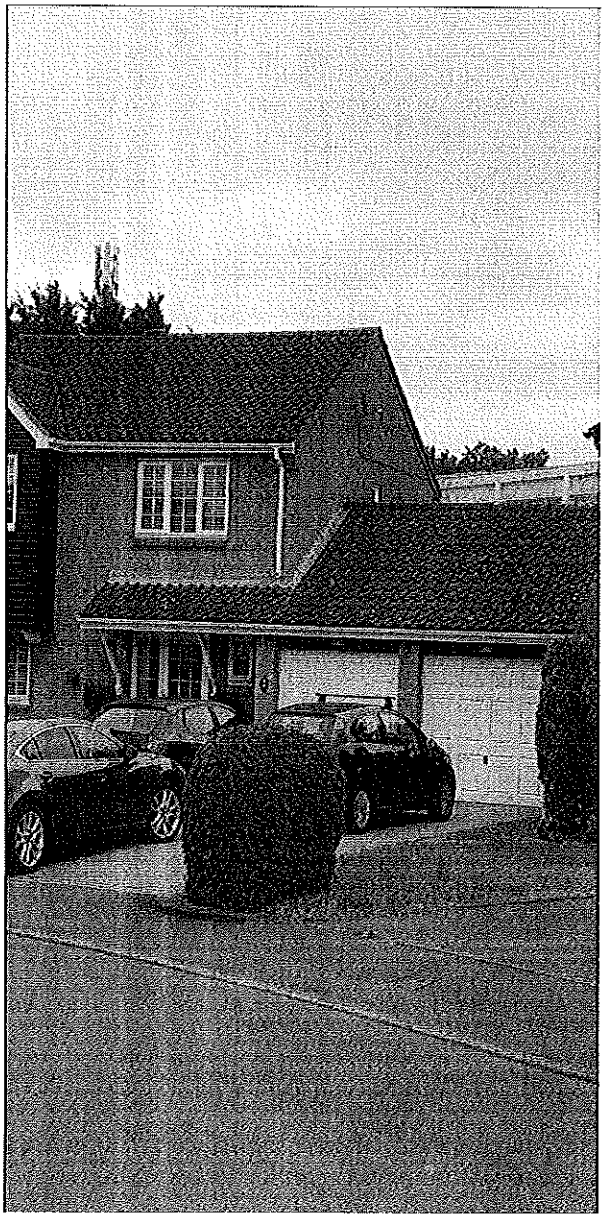

This picture is taken from street level .
(my property is in the foreground)

The existing building can be seen to the right hand side.
Should the development occur this would be more visible and have a negative impact from street level.