

John Chapman

From: Richard J Langeveld <rjl@langeveld.co.uk>
Sent: 20 July 2017 12:45
To: John Chapman
Subject: Re: Calders Cottage, Putteridge Park (app no 17/01214/1)

Afternoon John

Many thanks for your correspondence, apologies for the delay but I have just been incredibly busy with work.

In answer to your question regarding the position of the proposed barn, I gave it considerable thought and consideration and consulted my neighbours as to where it would be best positioned, and it's current proposed location is the most sensible.

I viewed Calders Cottage back in 1998, it was the first tied cottage of the Estate to be sold and what attracted me was the semi isolated location. What I have since discovered is that when we are here we are on our own and it is lovely, but if we are out or on holiday or at work, then any one else who should not be there is also on their own to do what ever they want without being disturbed!

It is a desperate shame but criminal activity has increased over recent years and having consulted my local Rural Police Unit, they have confirmed this. To this end, recently a number of gates have been put on the Estate in an attempt to reduce crime levels, fly tipping and make 'criminal get-aways' harder.

I have now lived here now for over 18 years and unfortunately I have been the victim of criminal activity over the last seven years on ten separate occasions, all reported to the Police:

- trailer stolen
- motorbike stolen
- garage broken into and £10K worth of equipment stolen
- car trailer stolen
- house broken into and attempted arson attack on house whilst being extended
- copper theft whilst being extended
- attempted theft of trailer - locks drilled but neighbour disturbed them
- copper theft from garden
- vandalism
- trespassing

in addition:

- I have lost count of the numerous fly tipping, of sometimes hazardous materials, on the lane blocking the track for us and the emergency services.

The purpose of the barn is for safe secure storage of belongings, equipment etc etc. Necessary security demands that it is positioned as per my application and I want it in the proposed location for the following reasons:

- relatively close to the house
- I can keep an eye on it because of its close proximity
- if it is a distance away I would not keep a regular/daily check on it
- if it is a distance away I would not hear anything untoward
- it is easily accessed from my track and drive

- the security alarm can easily be extended to include the proposed barn.

In addition I feel that the proposed location is far neater cluster, opposed to buildings sprawling. To move it will give the impression of random development, and vastly increase the real risk of burglary, which is why the building is proposed in its current position.

With respect to Kate Harwood's (HGT) concerns, please accept the following assurances.

I can categorically state and hereby formally document in writing that I have absolutely no intention to convert this into a residential dwelling either now or in the future - this is to be a secure storage facility that is attractive and in keeping with the rural surroundings and other storage barns in Hertfordshire.

I have undergone extensive research into the construction of barns in Hertfordshire and they now have powder coated corrugated metal roofs which are competitively priced, attractive, safe (replacing corrugated asbestos roof panels), durable and can have light insulation thus avoiding condensation i.e. water pouring on the contents of the barn below. From a purely scientific and physics perspective, of all colours black reflects light the least, so I simply thought black would be darker, less intrusive and of course give less 'glare', however I would be more than happy to concede and move to a 'clay-tile' coloured finish.

Old barns were typically timber clad historical and treated with creosote which has a black tar type look, again I was attempting to make this look traditional. Whilst creosote is no longer used because of toxicity, external timber treatments come in a dark oak wood colours - which is very dark and pretty close to black, that is why I specified 'black', but of course I would be more than happy to concede and move to a brown coloured treatment.

I used the phrase 'roller shutter', I would actually use an attractive roller door which is pleasing to the eye and secure and can be bolted at the ground.

Ms Hardwood has commented that the plot is over crowded and that the barn is too big. I request that anyone with concerns visits just to see that the plot is far from 'crowded'. As far as the barn being too big, having gone through the process of Pre Application Advice with NHDC Planners I have reduced the footprint and height quite dramatically and is now as negotiated and agreed upon with NHDC Planners. It is not large, it is quite modest now at 144m² on a plot that is 18,211m², that is 0.8% of the plot. Also may I add that we are extending the curtilage, which is a line on a drawing, to include the proposed barn, and also the adjoining land is in my ownership and control.

Barns in Hertfordshire are obviously a lot larger, but given that this is quite small in comparison I opted for a Dutch barn roof profile, so as to create an attractive looking building and also gives me the option to store in the roof space.

Finally you asked whether I give NHDC permission for an extension of time for determination of my application, the answer is of course yes, many thanks.

Kind regards

Richard

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