

<b>*PART 1 – PUBLIC DOCUMENT</b>	<b>AGENDA ITEM No.</b> <b>9</b>
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**TITLE OF REPORT: PLANNING APPEALS**

**REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER**

Three planning appeals have been lodged and two planning appeal decisions have been received.

Details are attached.

**PLANNING CONTROL COMMITTEE**

**DATE: 18 August 2016**

<b>APPELLANT</b>	<b>Appeal Start Date</b>	<b>DESCRIPTION</b>	<b>ADDRESS</b>	<b>Reference</b>	<b>PROCEDURE</b>
Parkes Barley Ltd.	21 July 2016	Change of use and conversion of existing public house to provide 2 x 4 bedroom dwellings, with associated car parking spaces, new vehicular access onto High Street following closure of existing vehicular access, alterations to existing vehicular access onto Church End and ancillary works (as amended by plans received 15/09/15).	Fox And Hounds, High Street, Barley, Royston, SG8 8HU	15/01892/1	Informal Hearing
Parkes Barley Ltd.	21 July 2016	Replace three doors on east elevation with windows and internal alterations to layout to facilitate change of use of public house to 2 x 4 bedroom dwellings (as amended by plans received 15/09/15).	Fox And Hounds, High Street, Barley, Royston, SG8 8HU	15/01893/1LB	Informal Hearing
Parkes Barley Ltd.	21 July 2016	Erection of 1 x 2 bedroom dwelling with 2 associated car parking spaces, alterations to existing access onto Church End and ancillary works (as amended by plans received 15/09/15).	Fox And Hounds, High Street, Barley, Royston, SG8 8HU	15/01894/1	Informal Hearing

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr Horobin	Detached double garage	Hilltop House, Benslow Lane, Hitchin, SG4 9RA	15/02911/1HH	Appeal dismissed on 14 July 2016	Delegated	The inspector concluded there would be material harm to the character and appearance of the street scene, contrary to Policy 57 (Residential Guidelines and standards) of the North Hertfordshire District Local Plan 1996 with Alterations which indicates amongst other things that proposals must relate to the character of the surroundings.
Marliz Investments Ltd	Residential development of 6 dwellings comprising 2 x 2 bedroom semi-detached dwellings and a terrace of 4 x 2 bedroom dwellings with associated parking and landscaping following the demolition of 2 existing light industrial warehouses/ workshops, associated structures and lean-	Land At Womback Yard Rear Of 27, Whitehorse Street, Baldock	15/00649/1	Appeal Allowed on 28 July 2016	Delegated	The Inspector concluded that the proposal would not materially harm the character and appearance of the surrounding area, would not be harmful to the nearby heritage assets and would preserve the character and appearance of the Baldock Conservation Area. As such, the Inspector found no conflict with Policy 57 (Residential Guidelines and standards) of the North Hertfordshire District Local Plan 1996 with Alterations or Sections 7 & 12 of the National Planning Policy Framework which together

	to extension (as amended by plans received on 18 September 2015)					seek to ensure new development achieves high quality design which integrates well with the character and appearance of the surrounding area and encourages the protection of heritage assets and their settings.
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