

PLANNING APPEAL DECISIONS

PLANNING CONTROL COMMITTEE

DATE: 14 December 2017

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Pigeon Land Limited	Residential development for 41 dwellings comprising 25 open market houses (5 two bed dwellings, 6 three bed dwellings, 6 three bed bungalows, 5 four bed dwellings, 2 four bed bungalows and 1 five bed dwelling) and 16 affordable dwellings (6 one bed dwellings, 7 two bed dwellings and 3 three bed dwellings), associated parking, cycle storage, refuse storage, pumping stations and open space.	Land to the south of Bendish Lane and adjacent to 2-12 Cresswick, Whitwell	15/02555/1	Appeal Allowed on 27 October 2017	Committee	The Inspector stated that the area of greenspace around the western and southern parts of the site considerably minimises the impact of the proposal on the surrounding rural area and concluded that the adverse impacts of the development do not significantly and demonstrably outweigh its benefits.
Roy A Rowe	First floor rear extension	148 High Street, Barkway, Royston, SG8 8EG	16/03125/1HH	Appeal Dismissed on 7 November 2017	Delegated	The Inspector concluded that the proposals would result in harm to the special architectural interest of the property and thereby its significance and would not therefore preserve the Grade II listed building. Consequently the proposal would conflict with policy 28 (House Extensions) of the saved policies of the District Local Plan No.2 with alterations adopted 1996 which

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						requires that house extensions should be sympathetic to the existing house. The Inspector also concluded that the proposed extension would result in material harm to the appearance of the building and thereby the conservation area within which it would be visible. The proposal would therefore not preserve the appearance of the conservation area.
Roy A Rowe	First floor rear extension and internal alterations.	148 High Street, Barkway, Royston, SG8 8EG	16/03126/1LB	Appeal Dismissed on 7 November 2017	Delegated	See Above.
Mr & Mrs Profit	Three bedroom detached dwelling with basement garage/room following demolition of existing dwelling and garage. Additional access off Church End. (Amended plans received 17/02/17).	Kestrels, Church End, Barley, Royston, SG8 8JN	16/03141/1	Appeal Dismissed on 9 November 2017	Delegated	The Inspector concluded that the proposal would fail to preserve the character and appearance of the Barley Conservation Area and that the proposal would sit uncomfortably within the same view as the more traditional appearance of the Fox and Hound Public House and as a result adversely affect its setting. The Inspector also concluded that the proposal would conflict with Policy 57 (Residential Guidelines and Standards) of the North Hertfordshire District Local Plan No 2 with Alterations adopted 1996.

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Ms G Adamson	One detached 3 bedroom dwelling with associated parking and new access off Payne End.	Wootton Cottage, Payne End, Sandon, Buntingford, SG9 0QU	16/02890/1	Appeal Dismissed on 16 November 2017	Delegated	<p>The Inspector concluded that the proposal would be potentially harmful to the character or appearance of the Conservation Area and also the setting of the listed building. This would materially conflict with the aims and requirements of Policy 7 (Selected Villages beyond the Green Belt) of the North Hertfordshire District Local Plan No 2 with Alterations adopted 1996, relevant advice within the National Planning Policy Framework regarding heritage assets and also its design objectives.</p> <p>Note: The associated application for costs was refused.</p>
Mr & Mrs Matson	Single storey rear extension.	1 DeClare Mews, High Street, Baldock, SG7 6BF	17/01127/1HH	Appeal Allowed on 17 November 2017	Delegated	<p>The Inspector concluded that the development would not be harmful to the design of the host dwelling and would preserve the character and appearance of the conservation area.</p>
Mr J Connors	Retrospective application for change of use of land to use as a residential caravan site for two gypsy families, each with two caravans including no more than one static mobile home, erection of two utility buildings, additional hardstanding,	Land At Junction Of Pottersheath Road And, Danesbury Park Road, Welwyn	16/02460/1	Appeal Withdrawn on 20 November 2017	Committee	

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	associated parking spaces, erection of entrance gates, timber fence and ancillary works (as amended by plan no. 3 and site layout plan received 7/12/16)					
Ms Roymon	Outline application for 1 two bed dwelling (all matters reserved).	1 Ryder Way, Ickleford, Hitchin, SG5 3XL	17/00918/1	Appeal Dismissed on 20 November 2017	Delegated	The Inspector concluded that the appeal proposal would be harmful to the character and appearance of the area.