

PLANNING CONTROL COMMITTEE

DATE: 16 September 2021

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr Rick Willmott	Extension and alterations to garden room between Westbury Moat House and Westbury Farm House. (Amended plans received 01/07/20 and 24/07/20).	Westbury Farm House West End Ashwell SG7 5PJ	20/00734/FPH	Appeal Dismissed on 01 July 2021	Delegated	The Inspector concluded that the proposed development/works would fail to preserve the grade II listed Westbury Farmhouse and its setting and would also fail to preserve or enhance the character or appearance of the Conservation Area.
Mr Rick Willmott	Extension, alterations and internal alterations to garden room between Westbury Moat House and Westbury Farm House. (Amended plans received 01/07/20 & 24/07/20).	Westbury Farm House West End Ashwell SG7 5PJ	20/00735/LBC	Appeal Dismissed on 01 July 2021	Delegated	See above comment
Mr K Haer	Single storey rear conservatory	6 Cubitt Close Hitchin SG4 0EL	20/02902/FPH	Appeal Dismissed on 12 July 2021	Delegated	The Inspector concluded that the development would harm the character and appearance of the area. It would be in conflict with Policies 28 (House Extensions) and 57 (Residential Guidelines and Standards) of the North Hertfordshire District Local Plan 1996 and paragraph 127 of the National Planning Policy Framework, which seek, amongst other things, house extensions are sympathetic to the existing dwelling.

Mr Danny Dance	Retention of storage shed	Austen Lodge Node Park Hitchin Road Codicote SG4 8TH	20/01810/FP	Appeal Dismissed on 13 July 2021	Delegated	The Inspector found that the proposal is inappropriate development that would be harmful to the Green Belt by definition and it would harm the openness of the Green Belt.
Mr & Mrs J Winstanley	Relating to Application 18/03349/S73 granted on 15/03/2019 - Variation of Condition 2 (Approved Plans) to facilitate relocation of parking at plots 5 and 6, change of external material at plot 5 and variations to the dwelling type, scale and appearance of plots 3	The Gables High Street Barley SG8 8HY	20/03072/S73	Appeal Dismissed on 17 August 2021	Committee	The Inspector stated that the proposal would conflict with the character and heritage requirements of policies 6 (Rural Area Beyond the Green Belt) and 57 (Residential Guidelines and Standards) of the North Hertfordshire District Council Local Plan No. 2 with Alterations 2007; and the requirements of the Framework. There would also be conflict with the design and heritage aspirations of policies SP9 (Design and sustainability), SP13(Historic environment), D1 (Sustainable design) and HE1 (Designated heritage assets) of the emerging North Hertfordshire Local Plan 2011-2031.