

**PLANNING CONTROL COMMITTEE****DATE: 20 April 2022****PLANNING APPEALS DECISION**

<b>APPELLANT</b>	<b>DESCRIPTION</b>	<b>SITE ADDRESS</b>	<b>REFERENCE</b>	<b>APPEAL DECISION</b>	<b>COMMITTEE/ DELEGATED</b>	<b>COMMENTS</b>
Bly Developments Ltd	Erection of one 4-bed and two 3-bed detached dwellings including alterations to existing access	Nup End Farm House Nup End Old Knebworth SG3 6QJ	20/02109/FP	Appeal Allowed on 18 March 2022	Committee	The Inspector stated that the proposed development can be considered to be physically and visually related to Old Knebworth, to comprise limited infilling in a village. Therefore, the construction of the proposed development in this location should not be considered to constitute inappropriate development in the Green Belt as it would comply with the exception at paragraph 149 e) of the Framework. Consequently, the Inspector concluded that the proposed development complies with the Green Belt aims of saved with Policy 2 (Green Belt) of the North Hertfordshire District Council Local Plan No. 2 with alterations 1996 and emerging Local Plan Policy SP5 (Countryside and Green Belt) and the requirements of the Framework. The Inspector also concluded that the site would represent a sustainable location for housing.
Mr B Mellor	Change of use of redundant agricultural building to one 3-bed residential unit with all	The Carriers Green End Sandon	20/01729/FP	Appeal Dismissed on	Delegated	The Inspector concluded that the proposal would conflict with Policies HE1(Designated heritage assets),

	associated building works.	SG9 0RQ		22 March 2022		<p>SP1 (Sustainable development in North Hertfordshire), SP9 (Design and sustainability) and D1 (Sustainable design) of the Emerging Local Plan which encourage development to respect its surroundings and respond positively to local context, amongst other things. Policy HE1 seeks to conserve and preserve the significance of heritage assets and their setting. Policy SP5 (Countryside and Green Belt) states a general policy of restraint will be operated in Rural Areas beyond the Green Belt by the application of those detailed policies, amongst other things.</p> <p>The Inspector also stated that provision of a family sized house in such an area with no nearby facilities or services would conflict with the aims of Policies SP1 and SP6 (Sustainable transport) and the Framework, which seek to direct new housing to existing settlements and encourage sustainable modes of transport, amongst other things.</p>
Mr & Mrs N Conley	Change of use of amenity land to private residential garden including the erection of 2m high boundary wall.	8 Masfield Way Royston Hertfordshire SG8 5UU	21/02083/FP	Appeal Dismissed on 06 April 2022	Delegated	The Inspector concluded that the proposal would cause harm to the character and appearance of the area. It would conflict with Policy 57 (Residential Guidelines and

						<p>standards) of the North Hertfordshire District Council Local Plan No. 2 with alterations 1996. Amongst other things, this requires that such proposals must relate to that site's physical shape and existing features, the character of the surroundings and that the design of development should enhance the character of the area. This policy is still consistent with the National Planning Policy Framework's objective of achieving well-designed places and the proposal would also conflict with the design and character objectives of national planning policy.</p>
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