

PLANNING CONTROL COMMITTEE

DATE: 14 September 2023

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr & Mrs Hawkins	Erection of one detached 4-bed dwelling to include 2 parking spaces following demolition of existing outbuildings and tennis court.	Churchfields Hitchin Road Codicote Hitchin Hertfordshire SG4 8TH	22/00912/FP	Appeal Dismissed on 13 July 2023	Delegated	The Inspector concluded that the other considerations that weigh in favour of the development, do not clearly outweigh the substantial weight that the Inspector gave to the harm to the Green Belt, by reason of inappropriateness, because of its greater impact on openness. Consequently, the very special circumstances necessary to justify the development do not exist. As such the proposal would be contrary to Policy SP5 (Countryside and Green Belt) of the North Herts Local Plan, which states that development proposals in the Green Belt will only be permitted where they would not result in inappropriate development or where very special circumstances have been demonstrated.
Mr Andy Bartlett	Erection of a detached one 3-bed dwelling and erection of detached workshop/shed following demolition of existing workshop/shed on adjacent owned land		22/00346/FP	Appeal Dismissed on 14 July 2023	Committee	The Inspector concluded that the proposal conflicts with Policy HE1 (Designated heritage assets) of the North Herts Local Plan, which seeks to protect designated heritage assets. Furthermore, the proposal conflicts with the historic environment protection policies in

						the Framework. Therefore, even if the presumption in favour of sustainable development at paragraph 11 of the Framework were to be applicable, the application of the Framework's policies that protect areas and assets of particular importance would provide a clear reason for refusing the proposal. Accordingly, the Framework does not indicate in favour of the development.
Brooks Architects Ltd	Erection of one 2-bed detached dwelling including widening of existing vehicular access (as a resubmission of planning application 21/02890/FP refused on 10.12.2021)	1 Caldecote Road Newnham Baldock Hertfordshire SG7 5JZ	22/00606/FP	Appeal Dismissed on 17 August 2023	Delegated	The Inspector concluded that the proposed development would harm the character and appearance of the area, including the Newnham Conservation Area. This would be contrary to Policy HE1 (Designated heritage assets) of the North Herts Local Plan which amongst others, requires development to make a positive contribution to local character or distinctiveness. The proposal would also conflict with the Framework where it seeks to ensure that development would add to the overall quality of the area and be sympathetic to local character