

PLANNING CONTROL COMMITTEE

DATE: 10 October 2024

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr Alex Richmond	Removal of condition 3 relating to plot 213 only (Permitted Development Rights) of planning permission 05/01838/1 granted 17.02.2006 for Approval of details of 93 dwellings comprising a mixture of 1, 2, 3, 4 & 5 bedroom flats, terraces and detached houses, 53 garages, 102 parking spaces and ancillary works.	11 Whernside Drive Great Ashby SG1 6HW	23/02026/S73	Appeal Allowed on 2 September 2024	Delegated	<p>The Inspector concluded that the appeal should be allowed insofar as Class C of Part 1, Schedule 2, of the GPDO.</p> <p>However, the appeal should be dismissed insofar as Classes A, B, D and E of Part 1, Schedule 2 of the GPDO.</p> <p>Therefore, the Inspector varied the planning permission by deleting disputed condition 3 and substituting it with another condition. The Inspector also re-imposed all conditions that they consider remain relevant.</p>
Mr And Mrs R Jones	Single storey front and rear extensions to existing redundant barn to facilitate conversion into one 4-bed dwelling and landscaping (as amended by plans received 2nd February 2024).	Marshfield Barn New Inn Road Hinxworth SG7 5HB	23/02947/FP	Appeal Dismissed On 13 September 2024	Delegated	<p>The Inspector concluded that the development would have a harmful effect on the character and appearance of the area. Therefore, the proposed development conflicts with Policy CGB4 (Existing buildings in the Rural Area Beyond the Green Belt) of the North Hertfordshire Local Plan</p>

						2011-2031 which, amongst other things, requires that development does not have a materially greater impact on the openness of the Rural Area beyond the Green Belt.
Mr Matt Thomson	Erection of detached double garage, front porch, installation of dormer windows to existing north and south roofslopes and alterations to fenestration following removal of existing chimney stack to main dwelling and replace existing exterior render with cladding (as amended by plans received 5th March 2024).	New Cottage Ashwell Road Newnham Baldock Hertfordshire SG7 5JX	24/00100/FPH	Appeal Allowed on 19 September 2024	Delegated	The Inspector stated that the proposed alterations to the front elevation of the dwelling, including the porch, would retain the existing characteristics and scale of the property and the installation of the new windows, roof lights and dormer would be relatively minor changes. At the rear, the proposed new dormer and changes to the fenestration sizes mean that the glazing would become a more dominant feature, but the Inspector was not of the opinion that this would be harmful, particularly as the rear elevation is not visible from public viewpoints. Whilst the use of cladding in lieu of the existing render on parts of the building would introduce a modern material, the fact that the property stands apart from others and is of no particular heritage significance, means that there is no reason why the introduction of cladding should be unacceptable. The use of render on the front facing gable sections would also ensure that this would remain a prominent

						feature on the main elevation. The Inspector stated that the proposed garage would be a relatively modest structure that would be partially screened by existing vegetation and consequently, the Inspector was not persuaded that it would be unduly prominent or harmful in the streetscene.
Mr Kevin Henderson	Change of use of existing detached 2-bed ancillary accommodation barn to one detached 2-bed self-contained residential dwelling and erection of boundary fence.	Sun Hill Cottage 3 Sun Hill Royston Hertfordshire SG8 9AU	23/02389/FP	Appeal Allowed on 24 September 2024	Delegated	The Inspector concluded that the proposed change of use and subdivision by fencing would not cause material harm to the understanding and significance of Sun Hill Cottage as a Grade II listed building nor materially detract from the character and appearance of the Royston Conservation Area (CA). The proposal would not conflict with Policy HE1 (Designated heritage assets) of the North Hertfordshire Local Plan 2011-2031 which seeks to protect heritage assets and would comply with the legislative duties to have special regard to the preservation of the setting of the listed building and to preserve the character and appearance of the CA. In addition the Inspector stated that the proposal would provide an additional independent 2-bed

						<p>dwelling which would make a small but useful contribution to the local housing stock and have economic and social benefits for the town. This is important as the information submitted in connection with the appeal suggests the Council can only demonstrate 1.47 years supply of deliverable housing land¹</p> <p>¹North Herts Interim Five Year Housing Supply (June 2021) provided by the appellant. This appears to pre-date the adoption of the local plan in 2022 but the Council do not provide any later information. Even if there is a five year housing land supply, an additional dwelling would be a material benefit.</p>
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