

PLANNING CONTROL COMMITTEE

DATE: 30 January 2025

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr D Huggins	First floor rear extension and single storey side extension with terrace above following demolition of existing conservatory. Alterations to fenestration	The Coach House Todds Green SG1 2JE	24/00499/FPH	Appeal Dismissed On 27 November 2024	Delegated	<p>The Inspector stated that the proposal would result in disproportionate additions over and above the size of the original building. Therefore, the proposal would be inappropriate development which is, by definition, harmful to the Green Belt. Consequently, the proposal would conflict with Policy SP5 (Countryside and Green Belt) of the North Hertfordshire Local Plan 2011-2031(LP) and the Framework, which seek to protect the Green Belt from harm.</p> <p>The Inspector also stated that whilst, the footprint is largely unaltered, the increased scale and massing of the proposed development would result in a harmful reduction in the spatial openness of the Green Belt.. For these reasons, the proposal would harm the openness of the Green Belt. The development would therefore conflict with Policy SP5 of the LP and the Framework, in</p>

						this regard.
Mr Chris Hunt	Conversion of existing 3-bed house into two single level independent apartments (two one 1-bed). Erection of one 1-bed adjoined house and creation of 3 additional parking spaces and one garage (as a resubmission of planning reference 23/00392/FP) (as amended by plans received 21st May 2024).	165 Weston Way Baldock SG7 6JG	24/00265/FP	Appeal Dismissed On 5 December 2024	Delegated	The Inspector concluded that the scheme would significantly harm the character and appearance of the area. It would thereby conflict with Policies SP9 (Design and Sustainability) and D1(Sustainable design) of the North Hertfordshire Local Plan 2011-2031 (LP). In general terms, and amongst other things, these require good design which responds positively to the site's local context. It would also conflict with the broadly similar approach at section 12 of Framework. The Inspector also concluded that the proposal would also harmfully affect the living conditions at 2 Willian Way. Consequently, it would conflict with LP Policies D2 (House extensions, replacement dwellings and outbuildings) and D3 (Protecting living conditions), and with the Framework's requirement to ensure a high standard of amenity for existing and future users.
Mr & Mrs A Del Basso	Removal of condition 9 of planning permission 23/00505/S73 granted 20.04.2023 for the erection of one detached four	Glencoe Villa Snailswell Lane Ickleford SG5 3TS	24/01868/S73	Appeal Dismissed On 11 December	Delegated	The Inspector concluded that the proposed revised design would result in inappropriate development in the Green Belt. Paragraph 147 of the Framework

	bedroom dwelling with associated access, car parking and hard and soft landscaping following the demolition of existing structures and hardstanding.			2024		states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 of the Framework indicates that substantial weight should be given to any harm to the Green Belt. The Inspector also found that the proposed revised design would be harmful to the character and appearance of the area to which the Inspector attributed significant weight.
3 Counties Land Ltd	Erection of 2no. detached 3-bed, two storey chalet style dwellings. Vehicular access onto the highway at Norton Road (as amended by plans received 2nd and 3rd April 2024).	Land To The Rear Of 33 The Sycamores Baldock SG7 5BJ	23/02324/FP	Appeal Dismissed On 11 December 2024	Delegated	The Inspector concluded that the proposed development would cause harm to the character and appearance of the area. It follows that there would be conflict with Policies SP9 (Design and sustainability), NE2 (Landscape), and D1 (Sustainable design) of the North Hertfordshire Local Plan 2011-2031 which expect proposals to be well designed, to respond positively to local context and landscape character, and to take all reasonable opportunities to retain existing vegetation and landscape features.
Mr B Retkin	Erection of two detached dwellings and two semi-detached dwellings following	64 Pondcroft Road Knebworth	23/02198/PIP	Appeal Allowed On 19	Delegated	The Inspector concluded that the site is suitable for the proposed development, having regard to its

	demolition of existing bungalow	SG3 6DE		December 2024		<p>location, the proposed land use and the amount of development. The proposal therefore does not conflict with Policies SP1 (Sustainable development in North Hertfordshire, SP9 (Design and sustainability) and D1 (Sustainable design) of the North Hertfordshire Local Plan 2011-2031 and Policies KBDS1 (Knebworth Village Character), KBDS2 (Density of Housing Development), KBBE1 (Housing Mix) and KBBE4 (Design) of the Knebworth Neighbourhood Plan 2022, which collectively support new development where it is well designed and located and responds positively to its local context, respects and enhances the special character of Knebworth village, have densities that respect existing properties and the character of surrounding areas and address current and future housing needs.</p> <p>The Inspector also stated that that a permission in principle is not a planning permission in itself and their consideration of the case is limited to very specific matters. As such, issues such as pressure on infrastructure, parking and detailed access arrangements among other things, must be considered at the</p>
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						<p>subsequent Technical Details Consent (TDC) stage. There can be no guarantee that just because the permission in principle has been granted, that approval for the TDC will follow as it is the approval of both stages for a planning permission to be secured.</p> <p>Please Note: The associated Application for Costs is Allowed</p>
Mr & Mrs Hitchings	Erection of two detached 5-bed dwellings together with associated access drive, car parking, private gardens, hard and soft landscaping following the demolition of all existing detached structures	Bramble Bank Bedford Road Holwell SG5 3RX	23/01752/FP	Appeal Allowed on 08 January 2025		<p>The Inspector concluded that the proposed development would not cause unacceptable harm to the character and appearance of the surrounding area and, as such, it would not conflict with Policies SP2 (Settlement Hierarchy and Spatial Distribution), SP5 (Countryside and Green Belt), CGB1 (Rural Areas beyond the Green Belt) and CGB4 (Existing buildings in the Rural Area Beyond the Green Belt) of the North Hertfordshire Local Plan 2011-203 (LP).</p> <p>The Inspector also concluded that, subject to an appropriate condition, the proposed development would not cause unacceptable harm to the safety of other highway users and, as such, it would not conflict with LP Policy T1 (Assessment of transport</p>

						matters) which requires development not to lead to highway safety problems or cause unacceptable impacts upon the highway network.
John And Elspeth Gass	Purchase Notice for Keepers Cottage, 2A Orchard Way, Breachwood Green with respect to refusal of Listed Building Consent 23/02418/LBC (Replace 16no. existing single-glazed timber-framed windows with white Upvc double-glazed windows) on 19/12/2023.	Keepers Cottage 2A Orchard Way Breachwood Green SG4 8NT	24/00130/PCH	Secretary of State's decision on Purchase Notice dated 10 December 2024	Delegated	The Secretary of State for Housing, Communities and Local Government refuses to confirm the purchase notice. Instead of confirming the purchase notice, the Secretary of State, in exercise of her powers under section 35(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), and all other powers enabling her in that behalf, HEREBY DIRECTS that North Hertfordshire District Council shall grant listed building consent, if an application is made, for the replacement of 16no. single-glazed timber-framed windows with slim profile timber double glazed windows at Keeper's Cottage, 2A Orchard Way, Breachwood Green, Hitchin SG4 8NT. If such an application is made it shall be submitted to the Council within 2 months from the date of this decision.