

PLANNING CONTROL COMMITTEE**DATE: 20 March 2025****PLANNING APPEALS DECISION**

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr Basra	Conversion of part of ground floor from commercial use (Class E) to residential use to create one 2-bed flat (as a resubmission of application reference 23/02351/FP).	3 High Street Baldock Hertfordshire SG7 6AZ	24/00106/FP	Appeal Allowed on 28 February 2025	Delegated	The Inspector concluded that there would be some conflict with North Hertfordshire Local Plan Policy ETC5 (Secondary Shopping Frontages) with the loss of a town centre use. However, the unit has been vacant for a considerable length of time and the lengthy marketing period has failed to find a retail/commercial occupier for the unit. The building is a Grade II listed building located in a conservation area and the residential proposal would bring a long-vacant unit and heritage asset back into an active use. The proposal would be a flexible application of the policy that would help maintain the vitality of Baldock's town centre, something the Framework encourages in appropriate locations, without undermining the function of Baldock's Secondary Shopping Frontage.