

PLANNING CONTROL COMMITTEE**DATE: 19 June 2025****PLANNING APPEALS DECISION**

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr J Northern	Erection of four link-detached 3-bedroom dwellings with garaging, access and landscaping.	Downs Barns Ashwell Road Bygrave Baldock Hertfordshire SG7 5EE	24/00151/FP	Appeal Allowed on 08 April 2025	Delegated	<p>The Inspector concluded that the proposed development would satisfy all the relevant criteria of paragraph 155 of the Framework. For this reason, the proposal would not be inappropriate development in the Green Belt.</p> <p>The Inspector stated that, in part owing to its urbanising influence in a rural location, the proposal would cause harm, albeit limited in extent, to the character and appearance of the area. It would thus conflict with North Hertfordshire Local Plan 2011-2031(NHLP) Policies SP9 (Design and Sustainability) and D1 (Sustainable design), which support development that is well designed and responds positively to its local context. Overall, the Inspector found that the limited harm arising from the proposal being at odds with the character and appearance of the area would not significantly and demonstrably outweigh the benefits of the</p>

						proposal. Thus, in this case, the presumption in favour of sustainable development is applicable and material considerations justify allowing the appeal.
Mr & Mrs A Del Basso	<p>Removal of condition 9 of planning permission 23/00505/S73 granted 20.04.2023 for the erection of one detached four bedroom dwelling with associated access, car parking and hard and soft landscaping following the demolition of existing structures and hardstanding.</p> <p><i>The condition in dispute is No 9 which states that: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no enlargement as set out in Class A, and no development under Class E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be</i></p>	Glencoe Villa Snailswell Lane Ickleford SG5 3TS	24/01868/S73	Appeal Dismissed on 30 April 2025	Delegated	The Inspector that the development under Class A Part 1 and Class E Part 1 of the GPDO would likely cause substantial harm to the openness of the Green Belt and conflict with Policy SP5 (Countryside and Green Belt) of the NHLP and fail to accord with paragraph 154(g) of the Framework. This would amount to the clear justification to restrict Class A and Class E of Part 1, Schedule 2 of the GPDO.

	<i>carried out without first obtaining a specific planning permission from the Local Planning Authority.</i>					
Mr Colin Gore	Outline Planning Application for one detached dwelling and garage following demolition of existing water tower (all matters reserved)	Pirton Water Tower Priors Hill Pirton	24/00403/OP	Appeal Dismissed on 08 May 2025	Delegated	The Inspector concluded that that the appeal scheme would fail to accord with the aims of the Chiltern's Area of Outstanding Natural Beauty Management Plan 2019-2024 and the Pirton Neighbourhood Plan 2011-2031 insofar as they seek to conserve and enhance the Chilterns National Landscape. Regarding the demolition of Pirton Water Tower, the appeal scheme would result in the loss of the significance of Pirton Water Tower as a non-designated heritage asset (NDHA) though its demolition. Consequently, the appeal scheme would conflict with Policy HE3 (Non-designated heritage assets) of the NHLP insofar as it seeks to ensure that any development which results in the loss of a NDHA would contribute to preserving the local character and distinctiveness of the area.
Mr Nav Nagra	Installation of external insulation and cladding. (Development already carried out).	32 - 33 Nightingale Road Hitchin	24/02370/FP	Appeal Allowed on 12 May 2025	Delegated	The Inspector concluded that the cladding does not harm the character and appearance of the area and host property.

		Hertfordshire SG5 1QU				Accordingly, there is no conflict with Policy D1 (Sustainable design) of the NHLP. This, amongst other matters, requires development to respond positively to the site's local context.
Ms Amanda Mills	Erection of one detached one bedroom dwelling with all matters reserved	Land To The Rear Of 18 Victoria Road Hitchin Hertfordshire SG5 2LS	24/00839/OP	Appeal Dismissed on 15 May 2025	Delegated	The Inspector stated that the proposed development would cause unacceptable harm to the character and appearance of the area. Consequently, the proposal would conflict with Policies SP9 (Design and Sustainability) and D1 (Sustainable design) of the NHLP. Together, these policies seek new development to be well-designed, responding positively to local context. It would also conflict with the aims of the Framework insofar as it seeks development to be sympathetic to local character. The Inspector also stated that the proposed development would result in unacceptable harm to the living conditions of neighbouring occupiers at No 17. It would fail to accord with Policy D3 (Protecting living conditions) of the NHLP. This requires proposals not to cause unacceptable harm to living conditions of nearby occupiers.
Chalkdene Developments	Proposed residential development for 42	Land East Rhee Spring	21/01882/FP	Appeal Allowed on	Committee	The Inspector stated that the delivery of 42 houses would help

LLP	<p>dwellings, access, parking, landscaping and associated works, including provision of an electrical sub-station (as amended by plans and documents received 23.08.2022, 29.09.2022, 20.12.2023 and 27/02/24).</p>	<p>And Orwell View, Royston Road, Baldock</p>		20 May 2025		<p>to address the recognised housing delivery shortfall. Indeed, small and medium sized sites can make an important contribution towards meeting the housing requirement of an area. This site would deliver homes suitable for families. The Inspector afforded the delivery of market housing significant weight. Although the provision of affordable housing would be limited to two affordable housing units at present, there remains scope for a greater number of affordable housing units to be delivered, subject to further appraisal once the review mechanism is triggered.</p>
Mr Neil Tennant	<p>Erection of one detached 3-bed dwelling including installation of vehicular crossover. (Amended plan received 09/05/24).</p>	<p>Land At 51 Beech Way Blackmore End AL4 8LY</p>	24/00797/FP	<p>Appeal Dismissed on 23 May 2025</p>	Delegated	<p>The Inspector concluded that the proposed development would cause unacceptable harm to the character and appearance of the area. Consequently, the proposal would conflict with Policies SP9 (Design and Sustainability) and D1 (Sustainable design), of the NHLP These seek with respect to this issue, for development to be well designed by responding to local context. The Inspector also stated that the proposed development would result in unacceptable harm to the living conditions of neighbouring occupiers at No 01. It</p>

						would fail to accord with Policy D3 (Protecting living conditions) of the NHLP. This requires proposals not to cause unacceptable harm to living conditions of nearby occupiers. In addition the proposed development would not provide a suitable living environment for future occupiers with regard to outlook and light. Therefore, the proposal would conflict with NHLP Policy D3 which requires proposals do not cause unacceptable harm to living conditions.
Mr And Mrs J Horsted	Two storey side extension. Alterations to fenestration	The Garden House Putte ridge Park LU2 8LD	24/02693/FPH	Appeal Dismissed on 23 May 2025	Delegated	The Inspector concluded that the very special circumstances necessary to justify the development do not exist. The proposed development would therefore conflict with NHLP Policy SP5 (Countryside and Green Belt) and with national policy set out in the NPPF, 2024