

PLANNING CONTROL COMMITTEE**DATE: 23 October 2025****PLANNING APPEALS DECISION**

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
CORA Investments Limited	Creation of car park with 28 spaces to serve the adjacent industrial area (development already carried out).	Land Adjacent To Breachwood Green Industrial Park Pasture Lane Breachwood Green Hitchin SG4 8NY	25/00975/FP	Appeal Dismissed on 23 September 2025	Delegated	The Inspector concluded that the development would result in harm to the openness of the Green Belt and would not assist in safeguarding the countryside from encroachment, thus conflicting with the purposes of including land within it. Consequently, the development would not fall under any of the listed exceptions and would therefore be inappropriate development, which is harmful by definition. The Framework establishes that substantial weight should be given to any harm to the Green Belt and the development should not be approved except in very special circumstances. The Inspector also concluded that the scheme resulted in harm to the character and appearance of the area
Miss Beatrice Pryor	Alterations to front access path and installation of two lawn signage structures (development already carried out)	The Old Grammar School Broadway Letchworth SG6 3NX	24/01812/FP	Appeal Part Allowed on 02 October 2025	Delegated	The appeal is dismissed in so far as it relates to the erection of new curved entrance walls and piers with integral signage. The appeal is allowed in so far as it relates to alterations to the front access path. The Inspector stated that overall, the

						<p>proposed curved entrance walls with piers and integral signage fail to preserve the character, appearance and setting of the Letchworth conservation area and would conflict with Policies HE1 (Designated heritage assets) and SP9 (Design and sustainability) of the North Hertfordshire Local Plan 2011 – 2031, which together, and amongst other matters, state that new development should be well designed and located and respond positively to its context, and that the benefits of development proposals that would lead to less than substantial harm to the significance of designated heritage assets should outweigh such harm. This part of the development also conflicts with Chapter 16 of the Framework, which highlights that great weight should be given to the conservation of heritage assets</p>
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