

**PLANNING CONTROL COMMITTEE****DATE: 03 November 2025****PLANNING APPEALS DECISION**

<b>APPELLANT</b>	<b>DESCRIPTION</b>	<b>SITE ADDRESS</b>	<b>REFERENCE</b>	<b>APPEAL DECISION</b>	<b>COMMITTEE/ DELEGATED</b>	<b>COMMENTS</b>
Mr Grindal	Insertion of dormer to existing front roofslope to facilitate conversion of loftspace into habitable accommodation.	56 Chilvers Bank Baldock SG7 6HT	25/00846/FPH	Appeal Dismissed on 10 October 2025	Delegated	The Inspector concluded that the proposed front loft dormer would have a materially detrimental effect on the character and appearance of the host dwelling and the street scene of Chilvers Bank. In consequence, it would conflict with Policies D1(Sustainable design) and D2 (House extensions, replacement dwellings and outbuildings) of the adopted North Hertfordshire Local Plan 2011 – 2031 (LP). Taken together and amongst other things, these expect extensions to dwellings to be sympathetic to the existing house in height, form, proportions, roof type, window details and materials and to respond positively to the site's local context
Mr Martin Basak	Erection of single storey rear and side extension, patio and rear outbuilding (development commenced)	31 Thatchers End Hitchin SG4 0PD	24/02811/FPH	Appeal Dismissed on 14 October 2025	Delegated	The Inspector concluded that in view of the harm caused by the development, a clear conflict arises with the provisions of LP policy D2 since the extent of building at the rear is disproportionate to the size and scale of the host property and the erection of the outbuilding taken in combination with the rear extensions

						<p>has harmed the character and appearance of the site and its surroundings.</p> <p>The Inspector also concluded that the living conditions of the appeal property's immediate neighbours would be harmed because of loss of privacy and the overbearing visual impact of the development as built. A clear conflict therefore arises with those provisions of LP policy D3 (Protecting living conditions) which seeks to protect residents' living conditions from harm.</p>
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