

**PLANNING CONTROL COMMITTEE****DATE: 11 December 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 Matthew Judge	Erection of 3 no. detached dwellings with garages following demolition of existing house and outbuildings. Formation of vehicular access onto the highway.	Trees Gosmore Road Hitchin SG4 9AN	25/00423/FP	Appeal Dismissed on 24 October 2025	Delegated	<p>The Inspector concluded that the overall contributing factors of size, scale and positioning means that the proposal would be detrimental to the character and appearance of the area and contrary to policy D1 (Sustainable design) of the North Hertfordshire Local Plan 2011-2031 (NHLP) and National Planning Policy Framework in that it would not enhance the public realm.</p> <p>The Inspector also concluded that the first-floor rear facing windows would have direct vantage towards the private garden area and facing windows of number 8 Coach Drive in close proximity and this would result in a loss of privacy to the occupants of 8 Coach Drive. This is notwithstanding boundary screening or the opportunity to obscure glaze some of the windows. This overlooking would have an adverse effect on the living conditions of the occupants of number 8 Coach Drive and is thus contrary to policy D3 (Protecting living conditions) of the NHLP.</p>

The Trustees, Trinity Life Church	Raise existing roof ridge height and replace existing slate roof coverings with fibre cement slates and flush mounted photovoltaic panels following removal of existing roof vent.	The Old School House 4 Market Hill Royston SG8 9JL	24/02696/FP	Appeal Dismissed on 10 November 2025	Delegated	The Inspector stated that raising of the ridge height, brings a substantial concern about the effect of this on the decorative details on the gable elevations and that it would be difficult to see how this would be achieved without damaging the stepped features in red brick and the lozenge feature. The Inspector considered that any harm to these features would be unacceptable, certainly amounting to less than substantial harm, of medium degree. The Inspector also stated that the proposal would not preserve or enhance its character or appearance.
Mr Luke Papworth	Use of buildings as (Sui Generis) car sales and (Use Class B2 general industrial) car servicing. Alterations to fenestration to building 2 and retention of southern vehicular access.	Friends Green Farm Friends Green Damask Green Road Weston SG4 7BU	25/00926/FP	Appeal Allowed on 17 November 2025	Delegated	The Inspector concluded that with the necessary conditions in place, the southern vehicular access would not have an unacceptably harmful effect on highway safety. Consequently, the proposal is not contrary to Policy T1(Assessment of transport matters) of the NHLP which requires that development should not lead to highway safety problems or cause unacceptable impacts upon the highway network. It is also not contrary to Policy 5 of Hertfordshire's Local Transport Plan 2018-2031 (2018), which requires safe and suitable access arrangements.