

PLANNING CONTROL COMMITTEE**DATE: 12 February 2026****PLANNING APPEALS DECISION**

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr Richard Murrell	Installation of bike shelter with hard standing and pillar lights to the side of entrance footpath	Ickleford Primary School Arlesey Road Ickleford Hitchin SG5 3TG	24/02580/FP	Appeal Allowed on 13 January 2026	Delegated	<p>The Inspector concluded that the proposal would have a neutral effect on the setting and so would preserve the special interest and significance of the School. It would also preserve the character or appearance of the Ickleford Conservation Area. The proposal would therefore comply with the requirements of the Act and be in accordance with the provisions of the National Planning Policy Framework with respect to designated heritage assets. It would also comply with North Hertfordshire Local Plan 2011-2031 Policy HE1 (Designated heritage assets) which requires proposals to enable the heritage asset to be used in a manner that preserves its significance.</p> <p>The associated application for costs was refused.</p>
Mr David Sandford	Retention of two dormer windows on South roofslope, box dormer on North roofslope and continued use of first	The Studio Manor Farm Church Lane Graveley SG4 7BN	23/01101/FP	Appeal Dismissed on 15 January 2026	Delegated	<p>The Inspector concluded that the proposal causes harm to the character and appearance of the area contrary to Policy D1 (Sustainable design) of the Local Plan which</p>

	floor as one 1-bed studio accommodation					<p>broadly seeks development that responds positively to the site's local context. 28. There is also harm to the significance of designated heritage assets contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990 Act and the development would conflict with the aims of the Framework as it fails to sustain the significance of designated heritage assets and public benefits would not outweigh the harm. It would also be contrary to Policy HE1 of the Local Plan insofar as it indicates that planning permission for development causing less than substantial harm to the significance of a designated heritage asset will only be granted where the harm is outweighed by the public benefits of the development including securing the asset's optimum viable use.</p> <p>The Inspector also concluded that on balance there would be some harm to the living conditions of the occupiers of 1 Barn Cottages and the development would conflict with Policy D2 (House extensions, replacement dwellings and outbuildings) of the Local Plan insofar as it requires that extensions do not dominate adjoining properties.</p>
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