

PLANNING CONTROL COMMITTEE

DATE: 24 February 2026

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr John Gass	Replace 16no. existing single-glazed timber-framed windows with white Upvc double-glazed windows.	Keepers Cottage 2A Orchard Way Breachwood Green SG4 8NT	25/00956/LBC	Appeal Dismissed on 05 February 2026	Delegated	The Inspector concluded that the proposal would fail to preserve the special interest of the Grade II listed building, Keeper's Cottage, and public benefits would not outweigh the harm. The proposal would therefore be contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Framework. Although not determinative, there would also be conflict with Policy HE1 (designated heritage assets) of the North Hertfordshire Local Plan 2011-2031 insofar as it is relevant and indicates that where proposals result in less than substantial harm to the significance of designated heritage assets, harm should be outweighed by public benefits.