

PLANNING CONTROL COMMITTEE

DATE: 20 September 2018

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr S Johnson	Outline application (landscaping and appearance reserved) for the erection of 1 x 4 bedroom detached house with detached garage and existing vehicular access onto Raymouts Lane.	The Woodman Inn Raymouts Lane Nuthampstead Royston SG8 8NB	17/01289/1	Appeal Dismissed on 18 July 2018	Delegated	The Inspector concluded that although the loss of the garden space and potential parking area would not have a materially harmful effect on the future vitality and viability of the Woodman Inn this would not outweigh the harm to the setting of the listed building, the character and appearance of the area and the harm caused by the location of the proposed house in the open countryside.
Mr & Mrs Coughlin	Rear dormer window and front rooflight to facilitate conversion of loft into habitable space.	20 Gower Road Royston Hertfordshire SG8 5DU	18/00170/FPH	Appeal Dismissed on 30 July 2018	Delegated	The Inspector concluded that the proposal would be harmful to the host dwelling, contrary to the design objectives of Saved Policy 28 of the North Hertfordshire District Local Plan and also relevant design advice in Chapter 12 of the National Planning Policy Framework, 2018.
Mr Lee Varley	First floor rear extension and single storey rear extension following demolition of existing garage.	29 Haselfoot Letchworth Garden City Hertfordshire SG6 4DE	17/04019/FPH	Appeal Dismissed on 29 August 2018	Delegated	Appeal against imposition of a condition. The Inspector concluded that the condition requiring the first floor windows in the east facing elevation to be permanently obscure glazed. is necessary and reasonable and its imposition is in accordance with the

						development plan, specifically saved Policies 28, 57 and 58 of the North Hertfordshire District Local Plan No.2 with Alterations (1996) which seek to ensure good design and safeguard the living conditions of nearby residents.
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