

**PLANNING CONTROL COMMITTEE**

**DATE: 04 June 2026**

**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>
Hitchin Storage Centre Limited	Erection of a second layer of storage units (17no. additional units) for self-storage above existing storage units.	Land Adjacent To Unit 3 On The West Side Of Cadwell Lane Hitchin SG4 0SA	25/03147/FP	Appeal Dismissed on 1 May 2026	Delegated	The Inspector concluded that the proposal would be detrimental to the character and appearance of the area when viewed from the nearby residential area to the south of the site. This conflicts with policies SP9 (Design and sustainability) and D1 (Sustainable design) of the North Herts Local Plan 2011-2031 (NHLP) insofar as it would not respond positively to the site's local context.
D&A Architectural & Structural	Change of use of land to equestrian and erection of stables and covered menage.	Land At Church Wood Three Houses Lane Codicote	24/01042/FP	Appeal Dismissed on 7 May 2026	Committee	The Inspector concluded that the proposed development would unacceptably harm the character and appearance of the area contrary to Policies SP9 (Design and sustainability), D1 (Sustainable design) and NE2 (Landscape) of the NHLP which, amongst other things, require new development to be well designed, respond positively to its local context and prevent unacceptable harm to the character and appearance of the surrounding area. The Inspector also concluded that the proposed development would be inappropriate development within

						the Green Belt. It would also result in a loss of openness. The Inspector attached substantial weight to this harm, as required by paragraph 153 of the Framework.
Chris and Claire Mortlock	Two storey side extension to form annex and single storey front and rear extensions to existing dwelling following demolition of existing garage. Replacement of hanging tile to existing dwelling with a hardie plank cement based cladding in light grey.	23 The Rowans Baldock SG7 6HL	26/00228/FPH	Appeal Dismissed on 8 May 2026	Delegated	The Inspector concluded that the proposal would unduly harm the character and appearance of the house and this part of The Rowans. It conflicts with policies D1 (Sustainable design) and D2 (House extensions, replacement dwellings and outbuildings) of the NHLP and Section 12 of the National Planning Policy Framework, which aim to secure high quality design that responds positively to a site's local context, with extensions that are sympathetic to the existing house in height, form and proportions.