

PLANNING CONTROL COMMITTEE**DATE: 23 July 2026****PLANNING APPEALS DECISION**

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mrs And Mrs Pyne-Madden	Glazed link extension between ancillary annexe and main dwelling and insertion of window to courtyard wall.	Lutyens Cottage Hitchwood Lane Preston Hitchin Hertfordshire SG4 7RY	25/02316/FPH	Appeal Dismissed on 22 June 2026	Delegated	The Inspector concluded that the proposal would have an adverse effect on the host dwelling and the listed building with insufficient public benefits. Therefore, it would not accord with Policies D1 (Sustainable design), D2 (house extensions, replacement dwellings and outbuildings) and HE1 (Designated heritage assets) of the North Herts Local Plan 2011-2031 (LP) which require schemes to respond positively to the site's local context with extensions that are sympathetic to the existing house in terms of matters such as height, form, roof type and materials, and where harm to the significance of a designated heritage asset is outweighed by the public benefits. The proposal would also not accord with NPPF paragraphs 212, 213 and 215.
Mrs And Mrs Pyne-Madden	Glazed link extension between ancillary annexe and main dwelling and insertion of window to courtyard wall.	Lutyens Cottage Hitchwood Lane Preston Hitchin Hertfordshire SG4 7RY	25/02318/LBC	Appeal Dismissed on 22 June 2026	Delegated	See above

Woolsington One LTD	Outline Planning Application for Residential Development of up to 280 dwellings (including affordable housing) green infrastructure including public open space, landscape boundaries and SUDS with all matters reserved except for access which is to be taken from Barkway Road (as amended by additional documents received 16 September 2025)	Land Off Barkway Road And North Of Flint Hall Barkway Road Royston Hertfordshire	21/00765/OP	Appeal Allowed on 6 July 2026	Committee	The Inspector concluded that given the location of the proposal adjacent to the settlement and public right of ways, the proposal would not conflict with LP Policy SP6 (Sustainable transport) which requires the Council to deliver accessibility improvements and promote the use of sustainable transport modes insofar as reasonable and practicable. The Inspector also concluded that the proposal would not result in an unacceptable impact on highway safety and would not result in a severe residual impact on the local highway network. Therefore, it would not conflict with LP Policy T1 (Assessment of transport matters) which seeks, among other things, development that would not lead to highway safety problems or cause unacceptable impacts upon the highway network. It would also not conflict with paragraph 116 of the Framework in this respect. The scheme would not conflict with paragraph 115b) of the Framework which requires that safe and suitable access to the site can be achieved for all users. The Inspector concluded that, the proposal would not harm the Therfield Heath SSSI. Therefore, it would not
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						conflict with LP Policies SP12 (Green Infrastructure, landscape and biodiversity), NE1 (Strategic green infrastructure) and NE4 (Biodiversity and geological sites) which seek, among other things, to protect, enhance and manage designated sites, suitable mitigation measures or appropriate replacement to satisfactorily address adverse impacts on the strategic green infrastructure network and proposals that appropriately protect, enhance and manage biodiversity. Accordingly, the proposal would also accord with the Wildlife and Countryside Act 1981 (as amended). The Inspector stated that the adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. This is a material consideration which warrants a decision other than in accordance with the development plan, and the appeal should be allowed Please note: The Associated Costs Application was refused
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