

PLANNING CONTROL COMMITTEE**DATE: 13 August 2026****PLANNING APPEALS DECISION**

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr Philip Gomes	Removal of condition 6 of planning permission 25/01850/FP granted 23.09.2025 for erection of chalet bungalow following demolition of existing buildings.	Fen Farm Rabley Heath Road Codicote AL6 9UA	26/00215/S73	Appeal Allowed on 10 July 2026	Delegated	The Inspector concluded that the disputed condition is not necessary or reasonable to make the development acceptable in planning terms, having regard to the site's location in the Green Belt. Accordingly, the removal of condition 6 would not conflict with Policies SP5 (Countryside and Green Belt) or D1 (Sustainable design) of the North Hertfordshire Local Plan 2011-2031 (NHLP) insofar as they seek to protect the Green Belt from inappropriate development and ensure developments respond positively to the local context.
Mr & Mrs Martindale	Replacement of roof fascias, soffits and bargeboards. Replacement of existing render finishes. Replacement of windows.	41 The Avenue Hitchin Hertfordshire SG4 9RQ	24/01945/LDCE	Appeal Allowed on 13 July 2026	Delegated	The Inspector stated that the property does not look exactly the same as before the works, but the works have resulted in few visible changes which are very slight in appearance against their respective hosts, the main house and garage. Having regard to what the Inspector saw and the submitted documentation including the existing and proposed (ie as now built) drawings, The Inspector found

						that as a matter of fact and degree and planning judgement, the replacement works fall within the category of operations for the maintenance, improvement or other alteration of those buildings. Furthermore, the Inspector found that the works have not materially affected the external appearance of the respective buildings of which they form part. Therefore, the works are lawful under s191(2) of the 1990 Act (as amended). because they did not involve development or require planning permission. For the reasons given above, the Inspector concluded, on the evidence now available, that the Council's refusal to grant a certificate of lawful use or development for was not well founded and that the appeal should succeed.
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