

PLANNING CONTROL COMMITTEE**DATE: 22 October 2026****PLANNING APPEALS DECISION**

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Joseph Campion And Georgia Napper	Erection of one self-build detached dwelling following demolition of the existing semi-detached dwelling including amenity space, landscaping, parking and widening of existing vehicular access/driveway.	11 Kingswood Avenue Hitchin SG4 0PA	26/00109/FP	Appeal Allowed on 03 September 2026	Delegated	The Inspector concluded that the proposal would respect the character and appearance of the area. It would therefore accord with Policies D1 (Sustainable design), D2 (House extensions, replacement dwellings and outbuildings), and SP9 (Design and sustainability) of the North Hertfordshire Local Plan 2011-2031 (Adopted November 2022) (LP) which support proposals that respond positively to the site's local context, and do not harm or have an adverse impact on the character and appearance of the site or the street scene and area.
Curtis Trust Limited	Erection of one detached dwelling	Land Adjacent To 1 Ninesprings Cottage Wymondley Road SG4 9QL	26/00361/PIP	Appeal Allowed on 01 October 2026	Delegated	The Inspector concluded that the proposed development would not be inappropriate development in the Green Belt and is suitable for residential development, having regard to its location, the proposed land use and the amount of development. As the Inspector found the proposal is not inappropriate development, it is consistent with Policy SP5 (Countryside and Green

						Belt) of the LP which seeks to protect the Green Belt from inappropriate development.
Mr & Mrs Jani	Erection of three residential dwellings and associated works following demolition of no.3 redundant agricultural buildings, demolition of existing cartlodge and partial demolition of existing garage/outbuilding.	Woodcotes Fears Green Sandon SG9 0QZ	25/02883/FP	Appeal Dismissed on 07 October 2026	Delegated	The Inspector stated that the proposal would fail to accord with the requirements of Policies SP6 (Sustainable Transport) and T1 (Assessment of Transport Matters) of the LP and Policy 5 of the Hertfordshire Local Transport Plan 2018-2031 (2018) which seek, amongst other things, to encourage development in locations which enable sustainable journeys to be made to key services and facilities and require that the location and design of proposals encourage movement by sustainable transport modes and reduce travel demand. The Inspector also concluded that the proposed development would have a harmful effect on the character and appearance of the area. In that regard it would conflict with Policy SP9 (Design and Sustainability) and Policy D1 (Sustainable Design) of the LP which require, amongst other things, that developments are well designed and located; and respond positively to local context. It would also be inconsistent with the good-design objectives of the Framework.