

**PLANNING CONTROL COMMITTEE**

**DATE: 16 January 2019**

**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>
Mr R Newman	Change of use from A4 (Public house) to C3 (single dwelling)	The Cabinet High Street Reed, Royston SG8 8AH	16/02113/1	Appeal Dismissed on 10 December 2018	COMMITTEE	<p>The Inspector concluded that the proposal to change the use of The Cabinet conflicts with Policy ETC7 of the North Hertfordshire Emerging Local Plan 2011-2031 as there is no similar alternative facility within reasonable walking distance under part (a) and for a number of reasons the change of use does not meet the stated requirements of the exception test that follows within the policy. The proposal therefore constitutes the loss of a community facility without overriding justification. This loss also conflicts with the guidance set out in paragraphs 83(d) and 92 (c) of the NPPF.</p> <p>The Inspector also found that that the proposed change of use would result in less than substantial harm to the significance of The Cabinet as a Listed Building and to the significance of the Reed Conservation Area as heritage assets and great weight should be given to the conservation of these assets. However, this harm is not outweighed by public benefits including securing the optimum viable use for the premises. There is conflict with emerging policy HE1 to which</p>

						substantial weight should be given as it is in conformity with national policy.
Mr And Mrs Anderson	Raise existing roof ridge height and insertion of rear dormer window and two front velux windows to facilitate loft conversion.	38 York Road Hitchin Hertfordshire SG5 1XB	18/01406/FPH	Appeal Dismissed on 20 December 2018	DELEGATED	The Inspector concluded that the proposed extensions would be harmful to the character and appearance of the host property and local area and would not accord with the requirements of Policy 28 of the North Hertfordshire District Local Plan No. 2 with Alterations Saved Policies – September 2007. Nor would the development comply with Policy D2 (House Extensions, Replacement Dwellings and Outbuildings) of the North Hertfordshire Emerging Local Plan 2011-2031 which does not weigh in the proposal's favour.