

<b>*PART 1 – PUBLIC DOCUMENT</b>	<b>AGENDA ITEM No.</b> <b>10</b>
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**TITLE OF REPORT: PLANNING APPEALS**

**REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER**

Three planning appeals have been lodged and five planning appeal decisions have been received.

Details are attached.

**PLANNING CONTROL COMMITTEE****DATE: 29 June 2017****PLANNING APPEALS LODGED**

Ms Angela Rigg	26 May 2017	Erection of 3 x 2 bed terrace dwellings with associated access, parking and landscaping.	Land Adjacent To Ash Mill, High Street, Barkway	16/02588/1	Written Representations
Mr T Ball	17 February 2017	Retention of wooden shed in front garden	Thatchers Cottage, Jacksons Lane, Reed, Royston, SG8 8AB	16/02936/1H H	Householder Appeal Service
Peter David Homes 2 Limited	22 February 2017	Detached bungalow with associated parking (in addition to houses approved under outline planning permission reference 15/01755/1 and Reserved Matters 16/02023/1)	The Coach House, London Road, Langley, Hitchin, SG4 7PP	16/03205/1	Written Representations

PLANNING APPEAL DECISIONS

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr Walsh-Waring	Outline planning application for the erection of up to 45 residential units (Use Class C3) with details of access (Appearance, Landscaping, Layout and Scale reserved).	Land south of the High Street, including the curtilage of 33A and part of the rear garden of 33 , High Street, Whitwell, SG4 8AJ	15/02020/1	Appeal Dismissed on 11 May 2017	Committee	The Inspector concluded that the site is not suitable for housing, as the proposal would neither preserve nor enhance the character and appearance of the Whitwell Conservation Area and would cause harm to the settings, and therefore the significance of Nos 22 & 24 High Street and No 33 High Street. Such harm would not be outweighed by the public benefits of the scheme. In addition, the proposal would also cause minor harm to the intrinsic character and beauty of the countryside.
Mr & Mrs C Winter	Single storey rear extension, replace utility room window with external door opening and insertion of additional ground floor window on eastern elevation. Internal alterations.	Goodfellows Farm, Church Lane, Reed, Royston, SG8 8AR	16/01244/1LB	Appeal Dismissed on 22 May 2017	Delegated	The Inspector concluded that given the expiration of the previous consent the proposed works as presented would not preserve the special architectural or historic interest of the Grade II listed building, and would be contrary to the Framework and Policy 28 (House Extensions) of the Local Plan.

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr & Mrs B Writer	Erection of detached timber double garage and store.	6 Walnut Tree Road, Pirton, Hitchin, SG5 3PX	16/02209/1HH	Appeal Dismissed on 31 May 2017	Delegated	The Inspector concluded that the proposal would harm the character and appearance of the area and would harm the settings of designated heritage assets. It would therefore fail to accord with paragraph 132 of the National Planning Policy Framework (the Framework), which attaches great weight to the conservation of designated heritage assets and their settings.
Mr G Cannon	Erection of 1 x 4 bed dwelling with attached double garage and creation of new vehicular access off Nuthampstead Road.	Barkway Golf Club, Nuthampstead Road, Barkway, Royston, SG8 8EN	16/01870/1	Appeal Allowed on 7 June 2017	Delegated	The Inspector concluded that as the proposal would provide an additional dwelling, it would have an effect on the shortfall in housing land supply, albeit a limited one. The Inspector also concluded that the proposed house would not harm the character and appearance of the settlement or the countryside.
Bryden Design	Single storey rear extension to existing Sikh temple (as amended by plans received 4th November 2016)	7 Gernon Walk, Letchworth Garden City, SG6 3HW	16/02068/1	Appeal Dismissed on 7 June 2017	Delegated	The Inspector concluded that the proposal would preserve the setting of the listed buildings identified. It would, in this regard, generally accord with North Hertfordshire District Local Plan No. 2 with Alterations (1996) Policy 58 (Letchworth Garden City Design Principles). However, the proposal would fail to preserve the character and appearance of the Letchworth Conservation Area. For this

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