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NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION NOTICE

Correspondence Address:

Intouch Planning Ltd
4 Ennismore Close
Letchworth Garden City
SG6 2SU
United Kingdom

Applicant:

Mr Reihmer

PARTICULARS OF DEVELOPMENT

Application: 25/01796/DOC

Proposal: Details reserved by Condition 3 (Vehicle Access) of planning permission reference 24/02167/FP granted on 30.04.2025.

Location: Old Generator House, Mill Lane, Hexton, Hertfordshire, SG5 3JE

Plan Nos:

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 14 July 2025.

The proposed development has drawn an objection from the Council's Conservation Officer on the basis that the proposals would not preserve the character and/or appearance of the conservation area and therefore does not comply with section 72 (1) of the Act and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031

Additionally the Highway Authority has advised that there is not enough information for the Highway Authority to determine if the elements of the condition has been met. Until this has been provided the Highway Authority are unable to approve the condition.

Signed:



Shaun Greaves

Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date:

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals must be made using a form which you can get from the Planning Inspectorate at Suite C, 4th Floor, Spectrum Building, Bond Street, Bristol, BS1 3LG or online at www.planningportal.gov.uk/planning/appeals

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London)

in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.