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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Scott Associates LLP
Cromer Farm
Whitehill
Cromer
SG2 7QA
United Kingdom

Applicant:

Edward Lytton Cobbold

PARTICULARS OF DEVELOPMENT

Application: 24/02652/FP

Proposal: Erection of five single storey terraced dwellings with associated landscaping, boundary fencing and cycle storage.

Location: Old School House , Park Lane, Old Knebworth, Hertfordshire, SG3 6PR

Refused Plan Nos: 22416-100 22416-101 22416-103 22416-104 22416-105
22416-106

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 2 December 2024.

1. The proposed development by reason of its type, size and visual impacts would be inappropriate development in the Green Belt by definition and would cause further harm through loss of openness, impacts on character and appearance, harm to a designated heritage asset, impacts on and connections to public highways, and potential impacts on protected species and their habitats. The proposal does not comply with Policies SP2 and SP5 of the Local Plan and Section 13 of the NPPF.
2. The proposed development by reason of its size, design and siting is not considered in keeping with the site and locality and would be harmful to its character and appearance. The proposed development will result in harm to the significance of a designated heritage asset. The proposal does not comply with Policies D1 and HE1 of the Local Plan, and Sections 12 and 16 of the NPPF.
3. The proposed development has not provided sufficient information to determine whether the impacts on public highways and within the site would be acceptable, and does not provide adequate pedestrian/cycle access onto the public highway. The proposal does not comply with Policy T1 of the Local Plan and Section 9 of the NPPF.
4. The proposed development has not demonstrated that protected species and their habitats/roosts would not be harmed. The proposal does not comply with Policy NE4 of the Local Plan and Section 15 of the NPPF.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted proactively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 11 March 2025

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 (LPA) 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.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000

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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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.