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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Peter George Town Planning
Nine Hills Road
Cambridge
CB2 1GE

Applicant:

Mr and Mrs A Del Basso

PARTICULARS OF DEVELOPMENT

Application: 26/01362/FP

Proposal: Erection of one detached five-bedroom dwelling with associated detached garage and outbuildings, access, car parking and hard and soft landscaping following the demolition of existing structures and hardstanding. (Development has commenced).

Location: Glencoe Villa, Snailswell Lane, Ickleford, Hitchin, Hertfordshire, SG5 3TS

Refused Plan Nos: PO1A PO2A PO3A PO4A PO5 PO6 PO7 PO8B

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 22 May 2026.

1. The proposed outbuildings and detached garage, by reason of their scale, siting and cumulative built form, would result in an unjustified increase in development

within the Green Belt, causing harm to its openness. Whilst the site benefits from planning permission for a dwelling, and the applicant contends that the land constitutes Grey Belt as defined by the National Planning Policy Framework, that does not establish the acceptability of additional domestic outbuildings beyond those previously approved. The proposal would materially exceed the development that has been accepted in principle, and the applicant has failed to demonstrate that the additional buildings satisfy the relevant policy tests applicable to development within the Green Belt or that they would preserve openness and avoid conflict with the purposes of the Green Belt. The proposal is therefore contrary to Section 13 of the National Planning Policy Framework and Policies SP5, D1 and D2 of the North Hertfordshire Local Plan 2011-2031.

2. The proposed outbuildings and associated domestic development would result in a materially greater impact on the openness and rural character of the site than the previously approved development. The proposal would undermine the effectiveness of the planning condition previously imposed to remove permitted development rights, the necessity of which was confirmed through a dismissed appeal. The development is therefore contrary to the National Planning Policy Framework and Policies SP5 and D2 of the North Hertfordshire Local Plan 2011-2031

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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: 10 July 2026

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.