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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 Ray Carter

PARTICULARS OF DEVELOPMENT

Application: 26/00021/FP

Proposal: Erection of one pair of semi-detached dwellings and one detached dwelling to include cycle stores, hard and soft landscaping and parking following demolition of the existing commercial buildings. Alterations to existing vehicular access (as amended by plans rec'd 9 March 2026).

Location: 1 And 3 Priory Lane, Little Wymondley, Hitchin, Hertfordshire, SG4 7HE

Plan Nos: 2437-P001 REV A 2437-P002 REV F 2437-P003 REV A
2437-P004

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 19 January 2026.

1. The proposed dwellings would result in unacceptable adverse overlooking and loss of privacy to the immediate neighbour to the west failing to comply with the provisions of Policy D3 of the North Hertfordshire Local Plan 2011-2031 and would result in a form of development that would fail to respond positively to the site's local context, contrary to the provisions of Policy D1 of the Local Plan and Policies DP3.1 L2d.ii of the National Planning Policy Framework.

2. The loss of the commercial / business premises is unacceptable on the basis that they are occupied by business uses and provide local employment opportunities. Due to the grant of planning permission for 300 homes in Little Wymondley, it is anticipated that there will be the demand for local business or shop uses in the village in the long term. As a result, the retention of these commercial uses is protected by the provisions of Local Plan Policy ETC2.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 9 October 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.