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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

CPC Planning Consultants
Unit 5 Clovelly Business Park
Clovelly Road
Southbourne
West Sussex
PO10 8PW
United Kingdom

Applicant:

Punch Partnerships (PML) Limited

PARTICULARS OF DEVELOPMENT

Application: 25/02791/FP

Proposal: Erection of one 4-bedroom detached dwelling including bin store, parking, landscaping and reconfiguration of the existing public house car park and rear garden. Creation of vehicular access off Crab Tree Lane.

Location: Motte And Bailey, 1 Great Green, Pirton, Hitchin, Hertfordshire, SG5 3QD

Refused Plan Nos: 25.4585.050_P1 25.4585.100_P3 25.4585.101_P4
25.4585.052_P1 25.4585.051_P1 25.4585.102_P2
25.4585.103_P4

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 24 November 2025.

1. The application site lies within Pirton Conservation Area (PCA) and is adjacent to but outside of the scheduled monument of "Toot Hill motte and bailey castle and shrunken medieval village at Pirton" (NHLE no. 101232). Whilst forming part of the curtilage to The Motte and Bailey PH, the site is currently undeveloped and occupies part of the western portion of the mediaeval castle's bailey (the presence of two castle baileys is unusual, but it is acknowledged that the western bailey is now largely destroyed). Along this south side of CrabTree Lane are Pirton War Memorial (grade II) and St Marys Church (grade I) together with The Vicarage. This is a sensitive area to change, and the proposed dwelling would be a notable addition that would not only impact upon the setting and significance of the SAM but would also have an erosive impact upon the character or appearance of the PCA. Introducing a two-storey pitched roof building, 1.8m high acoustic fence, a driveway, footpath and new landscaping to the former bailey area would have an urbanising impact that would be alien to a castle bailey and would obscure the physical and historic relationship between the motte, its bailey and the village. This will impact upon the established verdant character of this part the PCA. The proposal will fail to satisfy the provisions of Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of para 135(c) and Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031. The degree of harm would be moderate on the less than substantial harm continuum. Whilst the delivery of 1 dwelling may well be regarded as a public benefit this would not outweigh the harm identified.
2. The proposed development would introduce a two storey dwelling onto the southern side of Crabtree Lane which is largely characterised by the absence of built development and its well landscaped, sylvan appearance. The proposed development would result in an alien and intrusive form of development that would be at odds with this open and well landscaped character. As such the development would be contrary to Policies SP9 and D1 of the Local Plan and Policies PNP2 and 3 of the Neighbourhood Plan.

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.

Development Management
North Hertfordshire District Council
Council Offices

Signed:



Gernon Road
Letchworth
Herts
SG6 3JF

Shaun Greaves
Development and Conservation Manager

Date: 31 March 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.