

To: Vicki Wood – vicki.wood@north-herts.gov.uk

Cc: Ashwell Parish Council

Cc: NHC Planning planning.control@north-herts.gov.uk

2nd April 2026

Dear Vicki

Re: 26/00589/FPH : 7 Colbron Close, Ashwell : Insertion of 2 rooflights to existing front roof slope and 3 rooflights to existing rear roof slope to facilitate loft conversion

Ashwell Parish Council held their council meeting on 1st April 2026 and discussed the above planning application.

Parish Councillors could not come to a decision to approve or object as there was a 50:50 split in those supporting the development and those who objected.

Please see reasons below:

OBJECTIONS

- Ashwell Neighbourhood Plan supports development of 3 bedroom houses over 4 bedroom less affordable dwellings. A loft conversion would make a 4th bedroom that would conflict with this policy.
- There is an absence of clarification on the reason of withholding permitted development rights. There is an assumption that the application is being made because of Article 4 and it would be useful to know why Article 4 has been applied and how this application may be affected by it.

SUPPORT

- Councillors did not feel that the addition of rooflight would impact on other neighbours and that NHC Planning will decide whether this application is within the current planning regulations.
- This application does not appear to be inconsistent with a neighbouring development which has already taken place.

This application does not appear to be inconsistent with a neighbouring development which has already taken place, *though the prior development may have happened before the neighbourhood plan was made and is therefore not comparable.*

Yours sincerely



Sally Roberts - Clerk – Ashwell Parish Council