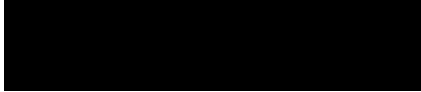


Appeal 6015131

Appeal questionnaire

Submitted on 9 September 2026.

Appeal type	Householder
Appeal site	25, West Lane,Pirton, Hitchin, SG5 3RA
Appellant contact details	Brian Critchley 
Application number	26/01541/FPH

Constraints, designations and other issues

Is a householder appeal the correct type of appeal?	Yes
Affects a listed building	No
Conservation area	Yes
Conservation area map and guidance	2023.03.21 - Pirton CAAMP 2023 - Final.pdf (/document/478be222-6422-488d-ae45-c3c92d6f8c73)
Green belt	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	2601541FPH List of those notified of appeal.pdf (/document/5ffe9672-7779-4013-bc92-451a9a4686a2)
Type of notification	A site notice Letters or emails to interested parties
Uploaded site notice	65C998B59B9143469C1BF8BD4A7E4A16.pdf (/document/b846769b-0a39-4e2b-aaf8-ed17888345fc)
Letter sent to neighbours	3185F80084EF49788959698D0EFF5364.pdf (/document/29abe129-d65a-418c-bc4f-cee913e84cf0)

Upload the appeal notification letter and the list of people that you notified

[2CEC8B566F064E208E50BAB35C85D3B4.pdf \(/document/2136723a-b132-4247-a3f2-3a676e6877a9\)](#)
[2601541FPH List of those notified of appeal.pdf \(/document/f091550f-560e-4b6c-ade2-5371067bbec6\)](#)

Consultation responses and representations

Representations from other parties

Yes

Upload representations from other parties

[PPC response 26_01541_FPH 25 West Lane.docx \(/document/c6996a50-8fa5-4bf7-8162-08dac765c35a\)](#)

Planning officer's report and supporting documents

Upload planning officer's report

[D95AEBD66CE044049B070BE83BBE8D44.pdf \(/document/ee2cac17-13c3-4619-b590-0d050b13976a\)](#)

Upload the plans, drawings and list of plans

[DE4CD086F61F4EC694314799B8E41840.pdf \(/document/617d0755-6af9-4903-b66f-0968ff1eed68\)](#)
[DE4CD086F61F4EC694314799B8E4183B.pdf \(/document/4de4afb5-6f94-47d0-a5a3-81f5de206070\)](#)
[DE4CD086F61F4EC694314799B8E41841.pdf \(/document/d0e3630a-21fc-417c-a697-85e6699d521e\)](#)
[Plan List.docx \(/document/3fd08d31-b7aa-4b10-9ee6-862f41711a1b\)](#)
[DE4CD086F61F4EC694314799B8E41844.pdf \(/document/b7c1edc2-8603-4af4-990c-895dc7e53efc\)](#)
[DE4CD086F61F4EC694314799B8E41842.pdf \(/document/4a4dcf24-a4ac-4024-8e9a-9c74e6d1ce27\)](#)
[DE4CD086F61F4EC694314799B8E4183E.pdf \(/document/60c983d5-18a0-45e1-b87e-a277f72a31b2\)](#)
[DE4CD086F61F4EC694314799B8E4183F.pdf \(/document/718c1d6b-09ec-433d-921e-a5ed2394a8f1\)](#)
[DE4CD086F61F4EC694314799B8E4183C.pdf \(/document/691412b9-8ae4-4e6a-b61b-bca1b6474e8f\)](#)
[DE4CD086F61F4EC694314799B8E41843.pdf \(/document/235d0122-e094-4df5-bf0d-c478eb95b70f\)](#)
[DE4CD086F61F4EC694314799B8E41839.pdf \(/document/f9b6f0cc-06a3-43cb-9830-dd7d4c31ef44\)](#)

Do you have any relevant policies from your statutory development plan?	Yes
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Policies from statutory development plan	NHDC Local Plan Policies.docx (/document/a0f9aeba-abac-4de3-a3b2-ddc98d8b6fe9)
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Emerging plans	No
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Supplementary planning documents	No
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Site access

Access for inspection	No
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Will the inspector need to enter a neighbour’s land or property?	No
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Potential safety risks	No
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Appeal process

Appeals near the site	No
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Extra conditions	No
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Have there been any significant changes that would affect the application?	National policy change NPPF 2026. The changes from NPPF 2024 to NPPF 2026 would not change the determination. Per HE1 and HE2, a Character Appraisal and Management Plan was published March 2023 which adopted the site into the Pirton Conservation Area. No public benefits were identified that would outweigh the harm.
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Original Evidence

Did the applicant submit a design and access statement with the application?	No
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What documents and plans did you use to make your decision?	National and local policy. Plans as listed previously. Pirton Conservation Area Character Appraisal and Management Plan. Application Form
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