

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Barker Parry Town Planning
33 Bancroft
Hitchin
Herts
SG5 1LA

Applicant:

Letchworth Foundation Garden City Heritage

PARTICULARS OF DEVELOPMENT

Application: 26/00047/PIP

Proposal: Demolition of existing stable building and erection of up to 9 dwellings.

Location: Land At Grange Farm, Hitchin Road, Great Wymondley, Hertfordshire,

Plan Nos: 05

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 20 January 2026.

1. The proposed amount of development would occasion a moderate degree of less than substantial harm to the Great Wymondley Conservation area and would therefore be contrary to the provisions of Policy HE1 of the North Herts Local Plan 2011-2031 and Section 16 of the NPPF.
2. The proposed location of the development, adjacent to a farm, is likely to result in an unacceptable impact upon the amenities of future occupiers from noise and odour generation. This would potentially put the farm under unacceptable pressure to curtail its operations or to close. This would therefore be contrary to the provisions of Local Plan Policy D3 and the advice contained in para. 200 of the NPPF and location of the development is unacceptable.

3. The proposed development, by reason of its location and lack of nearby footpaths onto Arch Road, would potentially result in unacceptable risks to pedestrians, cyclists, wheelchair users and other non-vehicular trips to and from the site. This would potentially result in unacceptable conflicts with vehicles, posing a risk to safety that cannot be resolved at the design stage. This would be contrary to the provisions of Policy T1 of the North Herts Local plan and Local Transport Plan 4.

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:



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

Shaun Greaves
Development & Conservation Manager
Date: 8 May 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 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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. 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.

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.