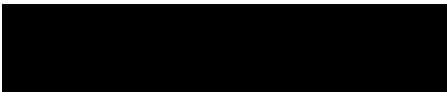


Appeal 6006400

Appeal questionnaire

Submitted on 31 March 2026.

Appeal type	Householder
Appeal site	23 THE ROWANS, BALDOCK, SG7 6HL
Agent contact details	ALAN BRECKON 
Application number	26/00228/FPH

Constraints, designations and other issues

Is a householder appeal the correct type of appeal?	Yes
Affects a listed building	No
Conservation area	No
Green belt	No

Notifying relevant parties

Who was notified	List of neighbours and consultees notified.pdf (/document/9eaa325a-a730-4f44-ba75-c55492d05360)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Amended Neighbour Notification Letters following change to description of development.pdf (/document/5fd82068-b9ae-4224-982f-5e3d71ec0479) Original Neighbour Notification Letters.pdf (/document/afecbfde-f7fb-44fe-8824-dbbd47561efd)
Appeal notification letter	List of neighbours and consultees notified.pdf (/document/ba9b0517-6ac7-42eb-8289-8b2206a8ba4f) Appeal Notification Letters.pdf (/document/df23643b-c228-49da-99a7-faa3dcae4551)

Consultation responses and representations

Representations from other parties	No
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Planning officer's report and supporting documents

Upload planning officer's report	Officers Delegated Report.pdf (/document/f41f5ce8-803c-43be-9f80-5c07946baa72)
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Upload the plans, drawings and list of plans	MOR 26 02 Existing Floor Plans and Elevations.pdf (/document/de5644c6-016d-4355-9f4f-37536703729d) MOR 26 03 Proposed Floor Plans and Elevations.pdf (/document/40c81f16-e8f7-4ddb-a980-5cb1e9e736c7) List of Plan Numbers 23 The Rowans Baldock.pdf (/document/b6e912f8-2ff2-4073-930a-7abf6f2bf8e3) MOR 26 05 Site Plan.pdf (/document/8def43bb-4619-48ef-a37b-be69e2514bbd) MOR 26 01 Location Plan.pdf (/document/3d1075f0-bcea-46ee-bd61-be79d56fbf63) MOR 26 04 Existing and Proposed Roof Plans.pdf (/document/2d6e5c65-03a7-4a52-a93f-d0c06ad4ef4b)
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Do you have any relevant policies from your statutory development plan?	Yes
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Policies from statutory development plan	North Hertfordshire Local Plan 2011-2031 Front Cover and Foreword.pdf (/document/64977dc8-947b-47fc-95ab-64661f3ea7cd) NHLP 2011-2031 Adoption Date.pdf (/document/5cd6c50a-ea95-41b5-8369-c22b0512b6fe) North Hertfordshire Local Plan 2011-2031 Policies D1 and D2.pdf (/document/55d7dd1d-440f-4c98-b2e7-c619ee336b34)
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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
Extra conditions	Yes The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 23 The Rowans. Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 of the North Hertfordshire Local Plan 2011 to 2031.