

The Planning Inspectorate

QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter.

Appeal Reference

APP/X1925/D/25/3368377

Appeal By

LEE ROGERS

Site Address

1B Melbourn Road
Royston
SG8 7DB

PART 1

1. Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS.

Yes ☒ No ☐

2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?

Yes ☐ No ☒

2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?

Yes ☐ No ☒

3. Can the Inspector see the relevant parts of the appeal site from public land?

Yes ☐ No ☒

4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:

4.a. the appeal site or property to judge the appeal proposal?

Yes ☒ No ☐

To be able to fully assess the proposed development.

4.b. a neighbour's land or property to judge the appeal proposal?

Yes ☒ No ☐

4.b.i. Full address of the neighbour's land or property.

Westwood, 1a Melbourn Road, Royston SG8 7DB

4.b.ii. Please provide the reasons why the Inspector will need to visit the neighbouring property.

To fully assess the impact of the proposed development on existing neighbouring amenity.

5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?

Yes ☐ No ☒

6.a. Is the site within a Conservation area?

Yes ☐ No ☒

6.b. Is the site adjacent to a Conservation Area?

Yes ☒ No ☐

Please attach a plan of the Conservation Area.

☒ see 'Questionnaire Documents' section

6.c. Is the site within a green belt?

Yes ☐ No ☒

6.d. Is the site in an Area of Outstanding Natural Beauty?

Yes ☐ No ☒

7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?	Yes	☐ No	☒
7.b. Would the proposed development affect the setting of a listed building?	Yes	☐ No	☒
8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?	Yes	☐ No	☒
9. Is any part of the site subject to a Tree Preservation Order?	Yes	☐ No	☒

PART 2

Environmental Impact Assessment - Schedule 2

10.a.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	☐ No	☒
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Screening

10.c.i. Have you issued a Screening Opinion (SO)?	Yes	☐ No	☒
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Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement?	Yes	☐ No	☒
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Publicity

10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 15 of the DMPO 2015, as required for EIA development with your case file.	Applies	☐ N/A	☒
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11.a. the development hereby permitted shall begin not later than three years from the date of this decision.	Yes	☒ No	☐
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11.b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.	Yes	☒ No	☐
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11.c. the development hereby permitted shall be carried out in accordance with the approved plans.	Yes	☒ No	☐
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11.d. any other conditions you regard as necessary?	Yes	☒ No	☐
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Details of the condition(s) and reasons you regard the condition(s) as necessary are:

☒ the box below

Prior to the installation of an Air Source Heat Pump (ASHP), full details of its design, capacity and output shall be submitted to and approved by the Local Planning Authority.
Reason: In order to protect the existing residential amenity of the adjoining property 1A Melbourne Road and to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and Section 12 of the NPPF.

PART 3

12.a.i. All the plans submitted with the application;	☒
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☒ see 'Questionnaire Documents' section

12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly	☒
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indicating which of these plans was under consideration at the time the application was decided;

☒ [see 'Questionnaire Documents' section](#)

12.b.i. A copy of the letter/site notice with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent if applicable;



☒ [see 'Questionnaire Documents' section](#)

☒ [see 'Questionnaire Documents' section](#)

12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees;



☒ [see 'Questionnaire Documents' section](#)

12.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent;



☒ [see 'Questionnaire Documents' section](#)

☒ [see 'Questionnaire Documents' section](#)

12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes;



☒ [see 'Questionnaire Documents' section](#)

12.e. Design and Access Statement (if submitted);



12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status);



☒ [see 'Questionnaire Documents' section](#)

☒ [see 'Questionnaire Documents' section](#)

12.g. Extracts from relevant policies which have been saved by way of a direction;



12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached;



12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application.



12.j. If any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;



12.k. If any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;



12.l. Your Authority's CIL charging schedule is being/has been examined;



12.m. Your Authority's CIL charging schedule has been adopted.



Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.



LPA's reference

25/00381/FPH

Completed by

Vicki Wood

On behalf of

North Hertfordshire District Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/X1925/D/25/3368377

Appeal By LEE ROGERS

Site Address
1B Melbourn Road
Royston
SG8 7DB

The documents listed below were uploaded with this form:

Relates to Section: PART 1

Document Description: 6.b. A plan of the Conservation Area.

File name: Map of Royston Conservation Area.pdf

Relates to Section: PART 3

Document Description: 12.a.i. All the plans submitted with the application

File name: Existing Block and Roof Plan 8397-P02A.pdf

File name: Existing Elevations 8396-P03.pdf

File name: Location Plan Existing Floor Plans 8397-P01.pdf

File name: Proposed Elevations 8396-P06.pdf

File name: Proposed Ground and First Floor Plans 8397-P04.pdf

File name: Proposed Site and Roof Plan 8397-P05.pdf

Relates to Section: PART 3

Document Description: 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided

File name: Plan List.pdf

Relates to Section: PART 3

Document Description: 12.b.i. A copy of the letter with which you notified interested parties about the householder planning application.

File name: Application Notification Letter.pdf

Relates to Section: PART 3

Document Description: 12.b.i. A list of the addresses of the people who were notified of the householder planning application.

File name: List of People Notified of the Application.pdf

Relates to Section: PART 3

Document Description: 12.b.ii. All representations received from interested parties about the application.

File name: Neighbour Notification Response 17 Eastfield Road, Royston.pdf

File name: Neighbour Notification Response 13 Queens Road Royston.pdf

File name: Neighbour Notification Response 13 Cherry Drive Royston.pdf

File name: Neighbour Notification Response attwaters jameson hill 1.pdf

File name: Neighbour Notification Response 1A Melbourn Road Royston.pdf

File name: Neighbour Notification Response 1A Melbourn Road Royston with seperate attachments 1-7.pdf

File name: Neighbour Notification Response 1A Melbourn Road Royston Attachment 7.pdf

File name: Neighbour Notification Response 1A Melbourn Road Royston Attachment 6.pdf

File name: Neighbour Notification Response 1A Melbourn Road Royston Attachment 5.pdf

File name: Neighbour Notification Response 1A Melbourn Road Royston Attachment 4.pdf

File name:	Neighbour Notification Response 1A Melbourn Road Royston Attachment 3.pdf
File name:	Neighbour Notification Response 1A Melbourn Road Royston Attachment 2.pdf
File name:	Neighbour Notification Response 1A Melbourn Road Royston Attachment 1.pdf
Relates to Section:	PART 3
Document Description:	12.c. A copy of the letter with which you notified people about the appeal.
File name:	Appeal Notification Letter.pdf
Relates to Section:	PART 3
Document Description:	12.c. A list of the addresses of the people who were notified of the appeal.
File name:	List of People Notified of the Appeal.pdf
Relates to Section:	PART 3
Document Description:	12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name:	Delegated Officer Report.pdf
Relates to Section:	PART 3
Document Description:	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
File name:	North Hertfordshire Local Plan 2011-2031 - Front Page and Foreword.pdf
Relates to Section:	PART 3
Document Description:	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
File name:	North Hertfordshire Local Plan 2011-2031 - Policies D1, D2 & D3.pdf
Completed by	Not Set
Date	08/07/2025 13:51:22
LPA	North Hertfordshire District Council