

Appeal 6008229

Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	Fear End, Fears Green, Sandon, SG9 0QY
Agent contact details	James Salmon

Application number	25/03120/OP
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Before you start

Which local planning authority (LPA) do you want to appeal against?	North Hertfordshire
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Have you received an enforcement notice?	No
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What type of application is your appeal about?	Outline planning
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What date did you submit your application?	15 Dec 2025
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Was your application granted or refused?	Refused
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What is the date on the decision letter from the local planning authority?	27 Feb 2026
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Appellant's appeal

Was the application made in the appellant's name	No
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Applicant's name	Rosemary Campbell
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Contact details	James Salmon Sworders
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Phone number	
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Site address	Fear End Fears Green Sandon SG9 0QY
What is the area of the appeal site?	1900 m ²
Is the site in a green belt	No
Site fully owned	Yes
Will an inspector need to access the land or property?	Yes To adequately assess the appeal proposals
Agricultural holding	No
Site health and safety issues	No
Application reference	25/03120/OP
Was your application for a major or minor development?	Minor
Was your application about any of the following?	Minor dwellings
Enter the description of development	Outline application with all matters reserved except access for the erection of a self build dwelling, demolition of barn and associated work.
Did the local planning authority change the description of development?	No
Preferred procedure	written
Are there other appeals linked to your development?	Yes 6006777
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	ViewDocument (6).pdf (/published-document/b1e06a89-5968-4b55-9386-e1313ff4b390)
Plans, drawings and supporting documents	OP-Plans-17122025(1).pdf (/published-document/bb0bdc64-6416-4b0b-8302-06428f7ac5e7)

[CAM3064 224510 Planning Statement December 2025.pdf \(/published-document/21ef2c9e-ce55-47f3-a993-13ddac1a9dee\)](#)
[OP-Plans-17122025.pdf \(/published-document/07c8a75a-9e05-4caf-8a4c-43cbfe03eaff\)](#)
[OP-Application Forms-15122025.pdf \(/published-document/dcc43de9-b916-484b-8243-5d5dc0165b12\)](#)
[OP-Supporting Documents-15122025.pdf \(/published-document/7f5d1441-c645-4649-b496-8ed556d3df53\)](#)
[Appendix 2 CAM3064 224510 Self Build and Custom Build BNG exemption form \(2\) \(1\) \(1\).pdf \(/published-document/90dae000-9a04-4b42-b3b7-90adc02bb126\)](#)
[OP-Supporting Documents-15122025\(1\).pdf \(/published-document/52f5158a-af20-487c-bd80-ab3a151711ea\)](#)
[OP-Supporting Documents-15122025\(2\).pdf \(/published-document/cad65ae0-91a9-4d82-8673-c2513fb72049\)](#)

Separate ownership certificate in application	No
Design and access statement in application	No
Decision letter	Appendix 2 decision notice.pdf (/published-document/68b41448-f267-4d50-b87d-065cc164d8eb)
Appeal statement	CAM3064 225122 Appeal Statement April 2026.pdf (/published-document/e0753bc6-f11c-4ae5-8c7b-0dbe8a55950d)
New plans or drawings	No
Planning obligation	No
New supporting documents	Appendix 3 Delegated Report.pdf (/published-document/8694f968-aa93-46cc-a287-0d9026b2313c) Appendix 1 Site plan.pdf (/published-document/5651d2ad-3c73-464d-9785-1e2d014f96d6) Appendix 4 dartford-v-ssclg_001 (1).pdf (/published-document/58252cbd-4364-49f2-b32b-3eae9600e24c) Appendix 2 decision notice (1).pdf (/published-document/d6c5fe0b-1c5b-46d5-a533-c9c7f339264f)