

## Appeal 6008022

Submitted on 13 April 2026.

### Before you start

|                          |                     |
|--------------------------|---------------------|
| Local planning authority | North Hertfordshire |
| Appeal type              | Full planning       |
| Decision date            | 25 March 2026       |

### Prepare appeal

|                                                            |                                                            |
|------------------------------------------------------------|------------------------------------------------------------|
| Was the application made in your name?                     | No, I'm acting on behalf of the applicant                  |
| What is the applicant's name?                              | Joseph And Georgia Campion And Napper                      |
| Contact details                                            | Rebecca Evans<br>Arkiplan Architectural LTD                |
| What is your phone number?                                 | [REDACTED]                                                 |
| What is the address of the appeal site?                    | 11 Kingswood Avenue<br>Hitchin<br>Hertfordshire<br>SG4 0PA |
| What is the area of the appeal site?                       | 450 m <sup>2</sup>                                         |
| Is the appeal site in a green belt?                        | No                                                         |
| Do you own all of the land involved in the appeal?         | Yes                                                        |
| Is the appeal site part of an agricultural holding?        | No                                                         |
| Access for inspection                                      | No                                                         |
| Are there any health and safety issues on the appeal site? | No                                                         |
| What is the application reference number?                  | 26/00109/FP                                                |
| What date did you submit your application?                 | 28 January 2026                                            |
| Was your application for a major or minor development?     | Minor development                                          |

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|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Was your application about any of the following?</b>                            | Dwellings                                                                                                                                                                                                  |
| <b>Enter the description of development that you submitted in your application</b> | Erection of one self-build detached dwelling following demolition of the existing semi-detached dwelling including amenity space, landscaping, parking and widening of existing vehicular access/driveway. |
| <b>Did the local planning authority change the description of development?</b>     | No                                                                                                                                                                                                         |
| <b>How would you prefer us to decide your appeal?</b>                              | Written representations                                                                                                                                                                                    |
| <b>Are there other appeals linked to your development?</b>                         | No                                                                                                                                                                                                         |

## Upload documents

|                                                                                                                 |                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application form</b>                                                                                         | <a href="/document/d2290ae2-a2d8-43d5-aae4-c5508849f458">Application Form.pdf (/document/d2290ae2-a2d8-43d5-aae4-c5508849f458)</a>                                                                                                                                                 |
| <b>Decision letter</b>                                                                                          | <a href="/document/ac55cdde-278d-4327-bc02-43ced3ac0bf">ufm29 Full Plans Refusal - FP.pdf (/document/ac55cdde-278d-4327-bc02-43ced3ac0bf)</a><br><a href="/document/f491d4af-cee6-477b-89ab-4fd6fc7203c6">Officers Report.pdf (/document/f491d4af-cee6-477b-89ab-4fd6fc7203c6)</a> |
| <b>Do you plan to submit a planning obligation to support your appeal?</b>                                      | No                                                                                                                                                                                                                                                                                 |
| <b>Did you submit a separate ownership certificate and agricultural land declaration with your application?</b> | Yes                                                                                                                                                                                                                                                                                |
| <b>Separate ownership certificate and agricultural land declaration</b>                                         | <a href="/document/8539276a-d6ec-4077-9cbd-a96c16629057">Ownership Certificate.png (/document/8539276a-d6ec-4077-9cbd-a96c16629057)</a>                                                                                                                                            |
| <b>Appeal statement</b>                                                                                         | <a href="/document/0fa1a367-0a6d-4eb9-bfc6-386ce8c9df26">APPEAL STATEMENT.pdf (/document/0fa1a367-0a6d-4eb9-bfc6-386ce8c9df26)</a>                                                                                                                                                 |
| <b>Do you want to apply for an award of appeal costs?</b>                                                       | No                                                                                                                                                                                                                                                                                 |
| <b>Did you submit a design and access statement with your application?</b>                                      | Yes                                                                                                                                                                                                                                                                                |
| <b>Design and access statement</b>                                                                              | <a href="/document/aeae44e7-7596-4b56-a0c9-1c1be91a13f1">Planning Design and Access Statement.pdf (/document/aeae44e7-7596-4b56-a0c9-1c1be91a13f1)</a>                                                                                                                             |

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|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>Plans, drawings and supporting documents</b>                        | <a href="#">11 Kingswood Avenue Planning Drawings 18.02.2026 Main House.pdf (/document/55a01bec-6077-4ee0-8442-3674e88faddb)</a> |
| <b>Do you have any new plans or drawings that support your appeal?</b> | No                                                                                                                               |
| <b>Do you have any other new documents that support your appeal?</b>   | No                                                                                                                               |