

Appeal 6008092

Submitted on 14 April 2026.

Before you start

Local planning authority	North Hertfordshire
Appeal type	Full planning
Decision date	1 April 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?	Philip Gomes
Contact details	Hayden Dicker DLA Town Planning
What is your phone number?	+441727850907
What is the address of the appeal site?	Fen Farm Rabley Heath Road Codicote AL6 9UA
What is the area of the appeal site?	0.1 ha
Is the appeal site in a green belt?	Yes
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?	26/00215/S73
What date did you submit your application?	4 February 2026
Was your application for a major or minor development?	Minor development

Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Removal of condition 6 of planning permission 25/01850/FP granted 23.09.2025 for erection of chalet bungalow following demolition of existing buildings.
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	ViewDocument (4).pdf (/document/cf99945a-b45f-4da1-860f-1eaf6b765c43)
Decision letter	ufm6 Section 73 - Refusal.pdf (/document/bda2ef80-6d61-4a77-a6fb-10c8e50f9cb2)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Appendicies.pdf (/document/a07ba588-7e0b-4a8c-bda5-18a684e34423) Appeal Statement.pdf (/document/6b19d3d9-ea4d-4d21-85a2-5a7d4a80174e)
Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	No
Plans, drawings and supporting documents	Appendicies.pdf (/document/3dcd5fb7-01f2-4b3c-86fb-c89d4ac3c63b) Planning Statement.pdf (/document/df726d89-628b-4c4b-97a5-f7dbc7156763)
Do you have any new plans or drawings that support your appeal?	No
Do you have any other new documents that support your appeal?	Yes

Other new supporting documents

[Appendicies.pdf \(/document/8e55a81d-c003-46b1-adab-6783395b230a\)](#)
[Appeal Statement.pdf \(/document/9c9eab2f-a21a-4451-a9b2-d1eaaed41ef5\)](#)
