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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Edmund Wright Architect
The Barn
The White House
Preston Road
Gosmore
Herts
SG4 7QS

Applicant:

Weston Park Farms

PARTICULARS OF DEVELOPMENT

Application: 24/01737/FP

Proposal: Change of use of first floor to residential use including installation of external staircase and insertion of additional fenestration

Location: Lannock Manor Farm, Hitchin Road, Weston, Hitchin, Hertfordshire, SG4 7EE

Refused Plan Nos: 24/04/01 24/04/02 24/04/03

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 19 August 2024.

1. By reason of the insufficient information submitted with this application, the development cannot be supported in principle. The proposed use of this site, for an Airbnb and Rural Workers Dwelling, has not been supported by detailed justification relative to the material Local and National policy implications, contrary to the requirements of Policy D3 and CGB3 of the Local Plan. It is also considered that the development has not been supported by any detailed justification which considers how the impacts of future occupiers' amenity would be managed, given that the site is within close proximity to several existing business and comings and goings of large vehicles, which is contrary to D3 of the Local Plan.
2. The proposed floor plans indicate that the proposed residential unit is to be a 1-bedroom/2-person unit, which requires an internal floor space of 50sqm as per the nationally described space standards. The proposed residential unit would be significantly under this floor space requirement, which would dictate that future occupiers would have an unacceptable standard of amenity, contrary to Policies D1 and D3 of the Local Plan.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted proactively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 6 November 2024

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>.

NOTES

- 1 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.