

Appeal 6009246

Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	Woodcotes, Fears Green, Sandon, SG9 0QZ
Agent contact details	James Salmon

Application number	25/02883/FP
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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?	Full planning
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What date did you submit your application?	24 Nov 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?	10 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	Mr & Mrs Jani
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Contact details	James Salmon Sworders
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Phone number	+447355032202
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Site address	Woodcotes Fears Green Sandon SG9 0QZ
What is the area of the appeal site?	6500 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 properly assess the appeal
Agricultural holding	No
Site health and safety issues	No
Application reference	25/02883/FP
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	Amendments to application 24/01733/PNQ - Demolition of redundant agricultural buildings and erection of three dwellings and associated works
Did the local planning authority change the description of development?	Yes
Preferred procedure	written
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	ApplicationForm (3).pdf (/published-document/94d07e74-5c0a-4daf-a67a-ca9ee8730abe)
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Plans, drawings and supporting documents

[The Statutory Biodiversity Metric.pdf \(/published-document/4bcf061c-18d4-44dc-866f-024497c1cd29\)](#)
[220230-PL-02-301.pdf \(/published-document/e272368b-db01-4a84-8de2-057c9f3fe3c0\)](#)
[Appeal Decision 3156030.pdf \(/published-document/3c93ece0-fdc9-4d49-9b6d-0d6664f3bb4d\)](#)
[220230-PL-00-101 B.pdf \(/published-document/0eea7b2f-3542-4b14-9d54-10006a8b3971\)](#)
[Phase 1 Land Contamination Risk Assessment.pdf \(/published-document/2e570612-6925-49fe-9d3d-100ace40d483\)](#)
[220230-PL-00-100 B.pdf \(/published-document/2fb39412-2ae1-4374-8e76-1f0e7b1de4d7\)](#)
[Appeal Decision 3175499.pdf \(/published-document/cac049b2-8643-47a4-b782-2f67f8bd931f\)](#)
[Groundsure Location Intelligence.pdf \(/published-document/24a44b40-0f2b-46b0-bfe0-3127826efe94\)](#)
[Appeal Decision 3189624.pdf \(/published-document/21f8ec84-60d4-4294-b456-32c7ab2a998f\)](#)
[Appeal Decision 3248009.pdf \(/published-document/99a29488-f5bb-475a-bb97-346c763d43ef\)](#)
[Biodiversity Net Gain Report.pdf \(/published-document/459735c4-b198-4a55-b605-3e8f015b47a0\)](#)
[Preliminary Ecological Appraisal.pdf \(/published-document/59b5d5e1-4aac-4205-b82e-45f04ff8bffd\)](#)
[PLANNING STATEMENT.pdf \(/published-document/c47a8fbc-d004-4a13-a2c3-46a2dcca0be1\)](#)
[220230-PL-00-005 A.pdf \(/published-document/0a025431-c01f-4caa-84cd-4ba6780413a3\)](#)
[220230-PL-03-100.pdf \(/published-document/ab25b211-0a69-471c-9e35-51f3c01d6dcf\)](#)
[220230-PL-03-301.pdf \(/published-document/c2b535f7-b7a3-4e5b-bb55-53bb5e1d8b74\)](#)
[220230-PL-03-101.pdf \(/published-document/10db251f-6273-40e7-bfb0-6c5fcc49994f\)](#)
[FP-Plans-24112025.pdf \(/published-document/bc7ce334-0137-4b77-bf09-7243442f5775\)](#)
[220230-PL-01-100 C.pdf \(/published-document/bd52f170-46f5-4104-aa19-923a85eb4b32\)](#)
[220230-PL-01-301.pdf \(/published-document/97277d1e-d688-407c-8954-93b6440d4289\)](#)
[Groundsure Insights 07-10-24.pdf \(/published-document/aa46494f-d39a-4670-9267-a5428eca8fc0\)](#)
[Appeal Decision 3330800.pdf \(/published-document/b946cac2-7a14-4093-992e-a7af0d7e85dd\)](#)
[Energy Statement.pdf \(/published-document/29901e10-ba89-4434-889b-b7d653d3df4f\)](#)
[Appeal Decision 3170904.pdf \(/published-document/279aef52-ce9d-45f2-b02f-bf6eb7f419bc\)](#)
[Appeal Decision 3200095.pdf \(/published-document/91d6a7ae-4e22-4fc5-bbd1-c3b89607387c\)](#)
[220230-PL-01-101 A.pdf \(/published-document/624d3518-dc8e-43cf-8cc8-cf21ed6e21be\)](#)
[Groundsure Insights.pdf \(/published-document/52cc6724-6569-4ff6-9fcf-d07d06a30ea3\)](#)
[220230-PL-02-100.pdf \(/published-document/196fdd60-8915-4890-b95a-d3cf6f04cbc5\)](#)

[220230-PL-02-101.pdf \(/published-document/b3ddd703-6a1a-4405-b6ff-fbba4d449fcf\)](#)

Separate ownership certificate in application	No
Design and access statement in application	No
Decision letter	ViewDocument (7).pdf (/published-document/75a3fa4a-1305-43cc-abf2-82ee3330cbb4)
Appeal statement	JAN2652 220230 Appeal Statement Top Copy.pdf (/published-document/f9ceae30-e7f7-44f0-be2f-c072d9d5818a)
New plans or drawings	PNQ-Plans-05082024(2).pdf (/published-document/539d8ecb-a6c2-44ab-a9f5-3243bf5cc564) PNQ-Plans-05082024.pdf (/published-document/4214cc15-d796-42a0-ae8e-3570fb1e5e4e) FP-Decision Notice-11022026.pdf (/published-document/98a3645e-3910-4e4e-99b8-3b990c907e01) 220230-PL-030.pdf (/published-document/fe323791-bd16-4d89-a58d-54d113b37bb8) PNQ-Plans-05082024(3).pdf (/published-document/58cde910-f06d-4b06-948d-7ec44fd6725c) 3258256 Final Costs Decision.pdf (/published-document/e222763f-d48c-4661-90bb-8a042fc18cef) 220230-PL-00-001.pdf (/published-document/94bb71c8-62ce-4c1f-bb3e-9b08f44bdb8a) Officers Report 25-02883-FP.pdf (/published-document/98541da5-4dab-4fc3-9472-a17b304c781c) Appendix 6.pdf (/published-document/736b7aa8-2d87-46da-992c-a2789fafe24b) PNQ-Supporting Documents-05082024.pdf (/published-document/5aa9606f-01cf-4e7e-aa11-cda0ab1dcf5d) Appeal Decision 3258256.pdf (/published-document/7d987aa7-67fc-4b62-9d4c-d7435b074594) DN 24-01733-PNQ.pdf (/published-document/a68107a2-6a5e-4e45-9c03-f47d9c694d50) PNQ-Plans-05082024(5).pdf (/published-document/1262e8de-ad49-44f1-8348-f86b20c093dc)
Planning obligation	No
New supporting documents	No
Evidence of agreement to change description of development	Amended description agreement.docx (/published-document/f392c2a6-b8e5-49bf-88ac-2abbe39d7eb8)