

Appeal 6008747

Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	Land to the front of Everglades, Maiden Street, Weston, Hitchin, SG4 7AA
Appellant contact details	Jim Caudle [REDACTED]
Application number	25/02950/FP

Before you start

Which local planning authority (LPA) do you want to appeal against?	North Hertfordshire
Have you received an enforcement notice?	No
What type of application is your appeal about?	Full planning
What date did you submit your application?	28 Nov 2025
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	12 Mar 2026

Appellant's appeal

Was the application made in the appellant's name	Yes
Contact details	Jim Caudle
Phone number	07850468625
Site address	Land to the front of Everglades Maiden Street, Weston

What is the area of the appeal site?	1200 m ²
Is the site in a green belt	Yes
Site fully owned	Yes
Will an inspector need to access the land or property?	Yes The Inspector will need to access private land therefore a mutually convenient appointment should be arranged in advance. Thank you.
Agricultural holding	No
Site health and safety issues	No
Application reference	25/02950/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	Demolition of existing storage buildings and garage no longer required on land to the front of Everglades House. We should like to build a modest sized 2 bedroom retirement bungalow with disabled access facilities for our own use.
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	2. Application Form dated 28 November 2025.pdf (/published-document/db7fbc9e-eb9e-4cbb-bd47-ee11abc673bb)
Plans, drawings and supporting documents	3G. JC 25. 06 Rev 0 Proposed Private Rear Amenity Space.pdf (/published-document/1fa82a4a-82f1-4ca5-912f-462faaf25e6b) 3A. JC 25. 01 Rev 3 Location and Site Plans.pdf (/published-

[document/b67553d8-46d9-46c1-90f4-69220ab0020b\)](#)
[3E. JC 25-05 Rev 2 Proposed Elevations of new Fencing and Waste Recycling Store SG4 7AA.pdf \(/published-document/5dd38d3f-6f4c-44af-ac64-7ef6f8f978e7\)](#)
[3B. JC 25. 02 Rev 4 Proposed Elevations, Roof plan & Floor plan.pdf \(/published-document/d0666c94-c5d5-4f08-bb83-8b9790b3e28f\)](#)
[3C. JC 25. 03 Rev 3 Impressions of N East Elevations from Neighbouring Properties.pdf \(/published-document/3a6c8e61-9f18-4929-8274-a11845e5881e\)](#)
[3F. JC 25. 05 Rev 2A Proposed Elevation from existing Everglades House.pdf \(/published-document/22368009-e816-4bd0-887a-b5554b0d37d2\)](#)
[3D. JC 25. 04 Rev 3 Impressions of S East Elevations from Neighbouring Properties.pdf \(/published-document/2c271f80-fc9b-40eb-af88-e9855c71dd24\)](#)

Separate ownership certificate in application	No
Design and access statement in application	1. Introduction, Design & Access Statement dated 18.11.25.pdf (/published-document/a75717c9-0939-4195-bdaa-b8fb3a0a0fe8)
Decision letter	5. Decision Notice.pdf (/published-document/bafb0a1d-dc16-46cc-8231-40ead044d53c)
Appeal statement	Appeal Statement Re Planning Application Reference 25-02950-FP April 2026.pdf (/published-document/93ee84b6-e7a8-4d62-bdeb-a94231d78591)
New plans or drawings	No
Planning obligation	No
New supporting documents	4. Decision Delegated File Note.pdf (/published-document/64e60345-43ad-417f-958c-a51831dac94c)
Evidence of agreement to change description of development	NHDC Letter 25.02950.FP Validation 4.12.25.pdf (/published-document/1fba5f92-32c0-4272-8fd0-6ee080807a76)