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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Howkins & Harrison
7-11 Albert Street
Rugby
CV21 2RX
United Kingdom

Applicant:

Messrs M & W Taylor

PARTICULARS OF DEVELOPMENT

Application: 24/02814/FP

Proposal: Conversion and extension of existing barns to create two dwellings following demolition of existing shed/outbuildings/silos. Alterations to existing vehicular access. (as amended by plan nos. 22203-PL12C, PL13B, PL15A & PL16A)

Location: Land At Mill Farm, Charlton Road, Hitchin, Hertfordshire, SG5 2AB

Plan Nos: 22203_PL01_A 22203_PL02_A 22203_PL03 22203_PL05
22203_PL06 22203_PL12 C 22203_PL13 B 22203_PL15A
22203_PL16A 10923-E1-ELEVATIONS A-D 0923-E2-
ELEVATIONS E-F 10923-FP1-FLOOR PLANS 10923-T1-
TOPOGRAPHIC SURVEY

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 9 January 2025.

1. The proposed development fails to demonstrate safe visibility for passenger vehicles and Light Goods Vehicles. In addition, the development does not provide

for safe pedestrian access or achieve adequate levels of inter-visibility between drivers and other road users. As a result the proposed development is likely to lead to conditions prejudicial to highway safety and amenity contrary to the requirements of Policy T1 of the North Herts Local Plan and policies contained within the Local Transport Plan (LTP4) and the guidance within the Hertfordshire County Council Place and Movement Planning Design Guide.

2. The proposed development will share a vehicular access with the adjacent agricultural buildings to the north. In the absence of a noise survey and any verification of the continuing use or otherwise of the adjacent agricultural buildings it is likely that there could be noise and disturbance arising from the remaining agricultural buildings that would have an adverse impact on the living conditions of the prospective occupiers of the proposed dwellings. As such the development is likely to be in conflict with Policy D3 of the North Herts 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: 3 October 2025

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 (LPA) 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.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

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.