

Appeal 6012789

Submitted on 13 July 2026.

Before you start

Local planning authority	North Hertfordshire
Appeal type	Full planning
Decision date	13 May 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?	A Del Basso
Contact details	Tom Donovan Peter George Town Planning
What is your phone number?	
What is the address of the appeal site?	Glencoe Villa Snailswell Lane Ickleford SG5 3TS
What is the area of the appeal site?	3619 m ²
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?	Yes Development is currently being carried out on site in connection to an earlier consent
What is the application reference number?	26/00637/FP
What date did you submit your application?	19 March 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	Erection of a detached five-bedroom dwelling with associated detached garage and outbuildings, access, car parking and hard and soft landscaping following the demolition of existing structures and hardstanding (Development has commenced).
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	Application Form.pdf (/document/f1eb4550-1f44-4b95-b713-50587e168bbe)
Decision letter	DCN.pdf (/document/457ae78c-01d8-4cb7-a7c3-fae7e436c1ae)
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	Statement of Case FINAL V1.pdf (/document/17bd858a-0f01-431f-bedb-2aa27dbc7167)
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	PO2A - Proposed Floor Plans.pdf (/document/f1c538d1-bdda-4c96-ae85-2c5e602940f3) Phase 1 and 2 Report Part 2.pdf (/document/668d68eb-a5f7-4b23-83ba-4e5dd7b8903e) Covering Letter FP.pdf (/document/db47eb49-d1bf-4c30-8c27-56daddf0e3a3) Phase 1 and 2 Report Part 1.pdf (/document/388f4024-b111-4d68-8f4f-

[7480fb64ebdd\)](#)
[PO3A - Proposed Elevations.pdf \(/document/6fef0a8f-4b51-45fb-8c00-767fac18c2b1\)](#)
[PO4A - Proposed Elevations.pdf \(/document/87ede4a3-76c1-402e-a4a8-7e85b5495d66\)](#)
[Schedule of Materials.pdf \(/document/9ed6057d-9251-41b0-a6b0-84b0703c7a7c\)](#)
[PO7 - Garage and Bin Store Proposed Plans and Elevations.pdf \(/document/63ad80f6-cc02-4302-a233-a249e7bab0f2\)](#)
[PO5 - Existing Site Plan.pdf \(/document/d81c63d9-74d2-40c2-be8b-a6f18a5234a5\)](#)
[PO6 - Office Gym and Shed Plans and Elevations.pdf \(/document/8ddbb3c6-6bec-479b-84ff-bf2a33955f80\)](#)
[PO8B - Proposed Landscaping Plan.pdf \(/document/da5b82c1-b1d7-4b9d-8ada-c35e8ae6fdac\)](#)
[PO1A - Location and Site Plans.pdf \(/document/1aa5cb59-2300-44ba-b605-d6241f661275\)](#)
[Remediation Method Statement V2 October 2025.pdf \(/document/f33f8f85-75eb-4461-9dd8-ec5b839b4c2a\)](#)
[Sustainability and Energy Statement.pdf \(/document/d4bd1da5-1bb4-4e22-b253-f5c8ca0cd460\)](#)

Do you have any new plans or drawings that support your appeal?	No
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Do you have any other new documents that support your appeal?	No
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