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## **NORTH HERTFORDSHIRE DISTRICT COUNCIL**

Town and Country Planning Act 1990

### **DECISION NOTICE**

**Correspondence Address:**

Boyd Seddon Architect  
Old Kitchin's Farm  
31 Horslow Street  
Potton  
Beds  
SG19 2NS  
GB

**Applicant:**

Mr Steve Young

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#### **PARTICULARS OF DEVELOPMENT**

**Application:** 26/01730/S73

**Proposal:** Variation of Condition 2 (Replace approved drawings LD665-P01A, LD665-P02A, LD665-P03A, LD665-P04A, LD665-P05 and LD665-P06 with PL-01, PL-02, PL-03, PL-04, PL-05A and PL-06A) of planning permission reference 23/01807/FP granted on 17.11.2023 for Erection of one detached 4-bed dwelling with integral garage and creation of vehicular access off Ashwell Road (as amended by plans received 23/10/2023).

**Location:** Coker Cottage, Ashwell Road, Newnham, Baldock, Hertfordshire, SG7 5JX

**Plan Nos:** PL-01 PL-02 PL-03 PL-04 PL-05A PL-06A

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#### **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 8 July 2026.

1. The revised front elevation design would be highly visible from Ashwell Road and would be incongruous with the established modest and traditional character of the locality. The proposal would therefore cause harm to the character and

appearance of the Newnham Conservation Area and the wider setting of the neighbouring Grade II listed buildings. No public benefits have been identified that would outweigh this harm. As a result, the proposal is not considered to comply with Policies SP9, SP13, HE1, HE3 and D1 of the North Hertfordshire Local Plan 2011-2031 and Chapters 14 and 20 of the National Planning Policy Framework 2026.

**Proactive Statement:**

1. Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Yours faithfully



Shaun Greaves  
Development and Conservation Manager

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

**Date:** 22 September 2026

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.

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 must be made using a form which you can get from the Planning Inspectorate at Suite C, 4<sup>th</sup> Floor, Spectrum Building, Bond Street, Bristol, BS1 3LG or online at [www.planningportal.gov.uk/planning/appeals](http://www.planningportal.gov.uk/planning/appeals)

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.

### **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.