

Appeal 6015265

Questionnaire

Appeal type	Householder
Appeal procedure	Written Part 1
Appeal site	23 THE ROWANS, BALDOCK, SG7 6HL
Agent contact details	ALAN BRECKON [REDACTED]
Local planning authority	North Hertfordshire
Application number	26/01632/FPH

Constraints, designations and other issues

Is a householder appeal the correct type of appeal?	Yes
Affects a listed building	No
Conservation area	No
Green belt	No
Total site area	524 m ²

Notifying relevant parties

List of neighbours' addresses that you notified about the application	List of neighbours' addresses notified about the application.pdf - awaiting review
Type of Notification	Letter/email to interested parties
Letter sent to neighbours	C544846E3E804ED5A1F4BE55BEAF94C2 (2).pdf - awaiting review
Appeal notification letter and the list of people that you notified	BBF859299E294617A554BC59273C69DE (1).pdf - awaiting review BBF859299E294617A554BC

Consultation responses and representations

Representations from other parties	Yes
Uploaded representations from other parties	Representation from 27 The Rowans Baldock.pdf - awaiting review Representations from Nos. 25B, 25A and 25 The Rowans Baldock.pdf - awaiting review

Planning officer's report and supplementary documents

Planning officer's report	323B446322F24CCC813401 DA95023183.pdf - awaiting review
Plans, drawings and list of plans	C5BC6FB88E3B494CBED70 8D8E66A006B (1).pdf - awaiting review List of Plans.pdf - awaiting review C5BC6FB88E3B494CBED70 8D8E66A006D (1).pdf - awaiting review C5BC6FB88E3B494CBED70 8D8E66A006E (1).pdf - awaiting review C5BC6FB88E3B494CBED70 8D8E66A006C (5).pdf - awaiting review C5BC6FB88E3B494CBED70 8D8E66A006A (1).pdf - awaiting review

Policies from statutory development plan	North Hertfordshire Local Plan 2011-2031 Front Cover and Foreword.pdf - awaiting review North Hertfordshire Local Plan 2011-2031 Policy HS6.pdf - awaiting review North Hertfordshire Local Plan 2011-2031 Policies D1 and D2.pdf - awaiting review Baldock, Bygrave and Clothall
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Neighbourhood Plan 2021 - Policies G3 and G4.pdf - awaiting review
Baldock, Bygrave and Clothall Neighbourhood Plan 2021 - Front Cover.pdf - awaiting review
NHLP 2011-2031 Adoption Date.pdf - awaiting review

Emerging plan	No
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Supplementary planning documents	No
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Site access

Will the inspector need access to the appellant's land or property?	No
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Will the inspector need to enter a neighbour's land or property?	No
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Potential safety risks	No
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Appeal process

Appeals near the site	No
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Are there any proposed conditions?	Yes 1. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 23 The Rowans, Baldock SG7 6HL.
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Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6

**Significant changes since
application**

National policy changes:
The application was
determined prior to the
updated NPPF.
Relevant chapters and
policies of the updated NPPF
are:
Chapter 4 Policies S3 and S4.
Chapter 14 Policy DP3

Other:
Planning permission has since
been granted under
26/02043/FPH for a single
storey side extension to form
one 2-bed ancillary annexe
and single storey front and
rear extensions following
demolition of existing garage
and car port. Installation of
solar panels to side roofslope.
External cladding and rear
hard landscaping works (as
amended by plan received on
22/09/2026).

Original evidence

**What documents and plans
did you use to make your
decision?**

Plan Nos.:
MOR-26-01 Location Plan
MOR-26-02 Existing Floor
Plans and Elevations
MOR-26-03-A Proposed Floor
Plans and Elevations
MOR-26-04-A Existing and
Proposed Roof Plan
MOR-26-05-A Site Plan
Planning Statement (revised)
