

N.H.C.

19 AUG 2024

NORTHGATE

Gosmore End House.
Hitchin Road.
Gosmore.
Herts..
SG4 7QH

14 August 2024.

Mr Shaun Greaves.
Development & Conservation Manager.
North Herts Council,
Gernon Road,
Letchworth Garden City,
SG6 3JF

FAO:- Mr Tom Rea - Senior Planning Officer.

Dear Sir,

Re- Planning Application Reference 24/01464/FP

Thank you for your letter notifying me of the above full planning application for 2 x 3-bedroom new semi-detached dwellings.

I am pleased to confirm, as requested, I fully support this application having carefully reviewed all the accompanying documentation, available online.

As a nearby tenant, I welcome further opportunities for new homes to be built for rent.

The high-quality of the other eight homes, recently completed at Maydencroft Gardens, exemplifies how committed this developer is to providing further high-quality dwellings here, in what is a Category A village, in a highly sustainable location, very close by to the Historic Market Town of Hitchin.

Contrary to comments by the sole objector, Ollie French, I do not consider there will be any adverse impact on Maydencroft Cottage or the adjoining Gosmore Conservation Area. I can't yet see if the Conservation Officer will respond; but I sincerely hope positive support will be forthcoming in a similar way to the Senior Conservation Officer's comments when planning permission was granted for three new dwellings - (back then also in the Green Belt) - reference 18/03348/FP.

More recently, also in the heart of the Gosmore Conservation Area, planning permission reference 23/01229/FP was granted for four new substantial dwellings plus garages, and with further alterations to the existing Gosmore Ley to create four new flats. As well as those eight all being at the heart of the Gosmore Conservation Area, to be built on an important and prominent site off Hitchin Road, their location is adjacent to the historic Gosmore House, itself also a Grade II listed building.



By contrast, Maydencroft Cottage is more discreetly located much further along Maydencroft Lane; originally built as three tiny farm workers cottages, but then substantially altered to create one single dwelling - which still remains outside the settlement boundary, and lies on the extreme edge of the Conservation Area boundary. Whilst understanding the new owner of Maydencroft Cottage may prefer to have no new houses built near him, I cannot agree with his comments in as much as the eight new dwellings Maydencroft Gardens have been a positive benefit to this community.

Further, given that North Herts Council do not have a Five-Year Land Supply, these additional two high-quality attractive dwellings for rent can only help to ease the chronic shortage. I note the previous scheme had only received a number of objections mainly because they had been actively canvassed by the previous owner of Maydencroft Cottage. In any case, these were all overcome or mitigated, and which Ollie French knew about before he purchased Maydencroft Cottage. This time, of course, there are no objections from the Parish Council, either.

There are no traffic or infrastructure concerns raised by the Hertfordshire Highways.

There is no likelihood of any significant light or noise pollution from the proposed, 2 x 3-Bedroom semi-detached dwellings; furthermore, once finished, there will be no detrimental effect on the rural character of Gosmore Village, whilst the surrounding area is highly likely to remain as tranquil as ever.

There will be no planning precedent for further back-land development, in the Green Belt, or in the future Grey Belt, which this site undoubtedly will be categorised as - in accordance with the proposed revisions to the NPPF. And, North Herts Council has just similarly granted permission for three new cottages (reference 23/01502/FP) on the opposite side of Maydencroft Lane in the Conservation Area; likewise discreetly tucked behind the Old Coach House (also Locally Listed?).

Instead, I would like to draw Mr O French's attention to the excellent and comprehensive Planning Design Access & Heritage Statement by Phillips Planning Services Limited with which I agree wholeheartedly.

I therefore trust the application will be successful.

Yours sincerely

William Stewart.

