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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Carey London Ltd
Unit E1
The courtyard
Alban Park
St Albans
AL4 0LA
United Kingdom

Applicant:

Mr Martin Carey

PARTICULARS OF DEVELOPMENT

Application: 25/03197/FP

Proposal: Erection of detached industrial storage building following demolition of two existing industrial storage buildings and installation of external lighting and increase in material storage height to 6.0m. (Development has commenced).

Location: The Barn, Great North Road, Radwell, Baldock, Hertfordshire, SG7 5EN

Refused Plan Nos: CLL-CP-001-SK01 C25005-HCE-ALL-00-DR-C-2000 REV B
C25005-HCE-ALL-XX-DR-S-1000 C25005-HCE-XX-00-DR-S-1000 C25005-HCE-XX-XX-DR-S-3001_P3

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 23 February 2026.

1. The proposed development, by virtue of its siting, size, scale, and design, together with the height of the lighting pole and the associated material stacking, would result in an intrusive and overly prominent form of development within this countryside location. Consequently, the proposal would cause significant harm to the character, appearance, and openness of the site's surroundings and the Rural Area beyond the Green Belt. While the economic benefits of the development and the policy support for continued business use under the National Planning Policy Framework (NPPF) are acknowledged and afforded significant weight, these factors are not considered sufficient to outweigh the identified environmental and visual harm. The proposal therefore represents an unsustainable form of development that directly conflicts with Policies D1, CGB1, and CGB4 of the North Hertfordshire Local Plan 2011-2031, and the core planning principles of the NPPF.
2. The submitted planning application has been supported by an Ecological Lighting Assessment; however insufficient information has been provided to ensure impact to protected species (bats) will be avoided. The development therefore fails to protect and enhance the biodiversity of the site contrary to the provisions of Policy SP 12 and NE4 of the Local Plan and Section 19 of the National Planning Policy Framework.

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: 18 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 (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.