

Appeal 6006777

Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	Fear End, Fears Green, Sandon, SG9 0QY
Agent contact details	James Salmon james.salmon@sworders.com +447355032202
Application number	25/03189/FP

Before you start

Which local planning authority (LPA) do you want to appeal against?	North Hertfordshire
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Have you received an enforcement notice?	No
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What type of application is your appeal about?	Full planning
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What date did you submit your application?	8 Jan 2026
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Was your application granted or refused?	Refused
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What is the date on the decision letter from the local planning authority?	27 Feb 2026
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Appellant's appeal

Was the application made in the appellant's name	No
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Applicant's name	Rosemary Campbell
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Contact details	James Salmon Sworders
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Phone number	+447355032202
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Site address	Fear End Fears Green Sandon SG9 0QY
What is the area of the appeal site?	4600 m ²
Is the site in a green belt	No
Site fully owned	Yes
Will an inspector need to access the land or property?	Yes To properly assess the proposals
Agricultural holding	No
Site health and safety issues	No
Application reference	25/03189/FP
Was your application for a major or minor development?	Minor
Was your application about any of the following?	Minor dwellings
Enter the description of development	Amendments to application 24/02908/PNQ - Demolition of redundant agricultural buildings and erection of five dwellings and associated works
Did the local planning authority change the description of development?	Yes
Preferred procedure	written
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	Yes

Appellant's documents

Application form	ViewDocument (2).pdf (/published-document/41c9374b-a458-4985-8848-98ac6b9f7f9c)
Plans, drawings and supporting documents	Appendix 7 1007 0037 Fear End Fears Green Sandon Highway Note Bound.pdf (/published-document/46165496-4d75-4068-95c1-

[06a9dc036849\)](#)
[FP-Plans-17122025\(7\).pdf \(/published-document/f32c47aa-d9bf-47eb-a681-0c0c7a609585\)](#)
[PNQ-Plans-20122024\(12\).pdf \(/published-document/0713cc4d-834b-42cd-9d9c-12bdfe465f75\)](#)
[FP-Supporting Documents-17122025 \(1\).PDF \(/published-document/0c5a403e-99ac-436a-a9c7-257d893664f9\)](#)
[FP-Plans-17122025\(29\).pdf \(/published-document/020e4bf7-bcf9-4c96-a046-2692d63995f7\)](#)
[PNQ-Plans-20122024\(13\).pdf \(/published-document/da210b2b-1eda-4c16-ab62-296329e4415b\)](#)
[FP-Plans-17122025\(12\).pdf \(/published-document/9d156197-7173-45f5-9850-29973e8541b2\)](#)
[FP-Supporting Documents-17122025\(2\).pdf \(/published-document/6471b90b-0ea9-4114-ba78-2a2f6ac9ff18\)](#)
[FP-Plans-17122025\(20\).pdf \(/published-document/46a75d03-79d7-49a3-8505-2d9a351c78d0\)](#)
[PNQ-Plans-20122024\(20\).pdf \(/published-document/03980d77-0d5a-41e3-8edc-2f8eeee840b9\)](#)
[Appendix 5 - Appeal 3258256.pdf \(/published-document/82df1af2-dc3e-4209-b834-33495e176269\)](#)
[PNQ-Plans-20122024\(6\).pdf \(/published-document/a76023e1-6eef-4063-b5d1-3c1a2319c89d\)](#)
[PNQ-Plans-20122024\(18\).pdf \(/published-document/b09ec3d4-c660-4566-8cfb-3ec969cd768f\)](#)
[FP-Supporting Documents-17122025\(1\).pdf \(/published-document/c7250697-3108-494a-81ea-427fb37c724c\)](#)
[PNQ-Plans-20122024\(2\).pdf \(/published-document/5936e702-460b-4ea7-bbe6-45ffd09041d0\)](#)
[PNQ-Plans-20122024\(15\).pdf \(/published-document/12d20c42-1982-4d2a-af72-46206252acfe\)](#)
[FP-Plans-17122025\(27\).pdf \(/published-document/d24e5ebe-030c-432a-a0c4-491724f2b266\)](#)
[Appendix 6 CAM3064 222140 email trail.pdf \(/published-document/8f748d44-6305-4b67-b652-4bc1760ddef\)](#)
[Appendix 1 site plan.pdf \(/published-document/ed9f061d-cf25-4c24-ba3e-4c6e71678bc9\)](#)
[PNQ-Plans-20122024\(8\).pdf \(/published-document/bbb3f778-ae7a-4850-8cd6-4e2fe7c50c1e\)](#)
[Appendix 2 FP-Decision Notice-27022026.pdf \(/published-document/87d78e96-293c-40c7-accf-51af54983f47\)](#)
[Appendix 3 Appeal Decision 3170904 \(3\).pdf \(/published-document/427f0eec-f086-4d75-9aff-51fd2d5bbc22\)](#)
[FP-Plans-17122025\(22\).pdf \(/published-document/9d7c54ff-3c3a-4db6-8442-55eede4f1597\)](#)
[PNQ-Plans-20122024\(10\).pdf \(/published-document/aa20cb69-8769-4aac-96b9-5cf082a73d9e\)](#)
[FP-Plans-17122025\(14\).pdf \(/published-document/ec7edae1-a533-4a56-92c4-5d747002adfc\)](#)
[Appendix 2 Appeal Decision 3156030 \(1\).pdf \(/published-document/612a53e9-76ad-484d-9464-65260683f52f\)](#)
[FP-Supporting Documents-17122025\(3\).pdf \(/published-document/cf31e6cf-566c-4431-be10-6d957cf8068e\)](#)
[PNQ-Plans-20122024\(21\).pdf \(/published-document/b5501046-5793-4dac-b5f3-6ed6e16426c3\)](#)
[PNQ-Plans-20122024\(19\).pdf \(/published-document/dc4f53a6-4188-4aec-bc0a-7765a4769014\)](#)
[FP-Plans-17122025\(8\).pdf \(/published-document/e1c7c348-a5a8-402b-](#)

[bbc0-781b868a20df/](#)
[PNQ-Plans-20122024\(1\).pdf \(/published-document/2ade5214-f18e-468d-ae7e-7b83e76405e2\)](#)
[FP-Plans-17122025\(21\).pdf \(/published-document/21b08fa8-6ced-453d-811c-8443fdb7a71\)](#)
[PNQ-Plans-20122024\(11\).pdf \(/published-document/b6ce3785-e7f9-4a24-bfbe-844655d00388\)](#)
[FP-Plans-17122025\(9\).pdf \(/published-document/c874655c-1a57-4a71-b156-8456e0c82aab\)](#)
[FP-Plans-17122025\(3\).pdf \(/published-document/8123daf0-a045-403b-a09e-8490290d9301\)](#)
[FP-Plans-17122025\(30\).pdf \(/published-document/aa75a12d-25e2-49fc-bb89-861b7c8be1dd\)](#)
[FP-Plans-17122025\(10\).pdf \(/published-document/a73f5a97-8d18-433a-adeb-87cf03695384\)](#)
[FP-Plans-17122025\(19\).pdf \(/published-document/51d31565-6d60-488c-890f-8c23a8f1ae98\)](#)
[FP-Supporting Documents-17122025.pdf \(/published-document/3c79db2d-b6cb-4bcb-84b2-8d196a617112\)](#)
[FP-Plans-17122025\(25\).pdf \(/published-document/92e326fa-7580-4df2-b2f6-8d57051ac09e\)](#)
[FP-Plans-17122025\(4\).pdf \(/published-document/d011c443-6bb2-4529-8ca9-8eefda2c3b8d\)](#)
[FP-Plans-17122025\(17\).pdf \(/published-document/bb71d1ed-57e5-4d14-9e06-906a595f50d1\)](#)
[FP-Plans-17122025\(16\).pdf \(/published-document/2cad9b31-9b13-4ff5-afc5-94eae58485c0\)](#)
[FP-Supporting Documents-17122025\(4\).pdf \(/published-document/42a676b2-959c-4431-9550-98845906b563\)](#)
[PNQ-Plans-20122024\(5\).pdf \(/published-document/1535e057-f8c6-4d25-9052-99ee78058326\)](#)
[FP-Plans-17122025\(23\).pdf \(/published-document/f9ae0914-05dc-41b9-b5d1-a25836c837dc\)](#)
[FP-Plans-17122025\(26\).pdf \(/published-document/0f67b23e-2403-40af-8653-a370fee4f033\)](#)
[Appendix 3 FP-Supporting Documents-27022026.pdf \(/published-document/f86fb9a3-e768-4181-82ed-a53a5ed673e1\)](#)
[PNQ-Plans-20122024\(14\).pdf \(/published-document/1934e871-e81b-4c92-9048-aac139de891e\)](#)
[PNQ-Plans-20122024\(7\).pdf \(/published-document/0499b182-061d-4f2c-9d2e-ab26e701fbcf\)](#)
[Appendix 7 1007.0037-0001-P02.pdf \(/published-document/a8d9cd8a-bcaa-47d7-818f-b4336d78ad87\)](#)
[FP-Plans-17122025\(11\).pdf \(/published-document/b6d2d054-4d43-4e02-9cf0-bc5cb8f0452a\)](#)
[PNQ-Plans-20122024\(17\).pdf \(/published-document/d213f0c3-be00-4e07-9f2f-bffdf983b157\)](#)
[FP-Plans-17122025\(18\).pdf \(/published-document/bdb52725-a6ef-41c9-81ca-c1188c6d16d1\)](#)
[Appendix 6 Appeal Decision 3248009 \(1\).pdf \(/published-document/8ab8263b-2994-4217-b3f1-c3024e3abbcf\)](#)
[Appendix 5 Appeal Decision 3200095 \(3\).pdf \(/published-document/1d277d96-b3b0-4786-888f-c439f12c9005\)](#)
[FP-Plans-17122025\(6\).pdf \(/published-document/678a1458-3f67-4a8b-b44b-cb161fd72b11\)](#)
[FP-Plans-17122025\(13\).pdf \(/published-document/5ec16cfd-15c1-4b6c-8891-cebf83bb69ce\)](#)
[PNQ-Plans-20122024\(9\).pdf \(/published-document/80e04310-ffda-](#)

[4465-8591-cee0984bbd48\)](#)
[Appendix 4 Appeal Decision 3189624 \(3\).pdf \(/published-document/a3eff7c5-9c7e-4207-b140-ceee117cdd47\)](#)
[Appendix 4 - Class Q decision.pdf \(/published-document/e3ec2170-cc5e-4201-89c6-d45de24a7010\)](#)
[Appendix 5 3258256 Final Costs Decision.pdf \(/published-document/1629209a-273f-4d4a-9cc3-d58e5cebf76c\)](#)
[FP-Supporting Documents-22122025.pdf \(/published-document/fe3f5212-2782-4c88-a9e4-d8dd8dfc9130\)](#)
[FP-Plans-17122025\(15\).pdf \(/published-document/c39a3a4b-60cb-4ca8-abee-db138ae4e266\)](#)
[FP-Plans-17122025\(1\).pdf \(/published-document/d1ca5c9f-9eaf-414e-8ee9-dc6e9de3e453\)](#)
[PNQ-Plans-20122024\(16\).pdf \(/published-document/7fe14181-a623-4545-849c-dea8da0fc9b8\)](#)
[FP-Plans-17122025\(2\).pdf \(/published-document/25f673be-7cdd-4014-a947-df72544ce8a1\)](#)
[Appendix 1 Appeal Decision 3175499 \(3\).pdf \(/published-document/d1b3cff2-8588-4c5b-908a-e18297c7a29d\)](#)
[FP-Plans-17122025\(5\).pdf \(/published-document/f8272562-496f-40a8-a7c1-e20928c23d6a\)](#)
[PNQ-Plans-20122024\(4\).pdf \(/published-document/2c34c237-8ee4-4265-be39-e4ec36a5af2b\)](#)
[FP-Plans-17122025.pdf \(/published-document/8db71369-09ef-45ae-86ed-edccc372d2df\)](#)
[PNQ-Plans-20122024\(3\).pdf \(/published-document/04d0d008-7b4c-4599-ad47-f424e4a83dc9\)](#)
[FP-Plans-17122025\(28\).pdf \(/published-document/792021ee-42a3-4302-8568-f986e320adf6\)](#)
[FP-Plans-17122025\(24\).pdf \(/published-document/0ab2cb8b-b106-487f-80b0-f9a0d37cfa3\)](#)

Separate ownership certificate in application

No

Design and access statement in application

No

Decision letter

[Appendix 2 FP-Decision Notice-27022026.pdf \(/published-document/221cba38-0a90-450a-b62e-b45068bc33ba\)](#)

Appeal statement

[CAM3064 222140 Appeal Statement 18 03 26 Mine.pdf \(/published-document/8a8dda05-9c5a-4b29-85d1-d5b366d9129c\)](#)

New plans or drawings

[FP-Plans-26022026.pdf \(/published-document/fef0c234-a37f-4450-b0aa-0b168d7a8a10\)](#)
[Appendix 7 1007.0037-0001-P02.pdf \(/published-document/b31834e2-2fde-42f7-a0ed-4291a012cae2\)](#)
[Appendix 7 1007 0037 Fear End Fears Green Sandon Highway Note Bound.pdf \(/published-document/8acaa020-e59d-4826-ae59-72d221586476\)](#)
[FP-Plans-26022026\(2\).pdf \(/published-document/2734bf13-c315-430a-a1e5-853126887200\)](#)
[FP-Plans-26022026\(1\).pdf \(/published-document/5798122f-8827-4be8-90ce-e0df5a0f7d2a\)](#)

Planning obligation

No

New supporting documents	No
Evidence of agreement to change description of development	No agreement was made for the change in description.docx (/published-document/5ffc3a06-af7c-4b88-af95-b85fec572a4a)
Costs application	costs_application_form_3__1_.pdf (/published-document/61c1204e-2db2-428e-8992-8e759a9c3ebe)

Additional documents

Additional documents	Decision notice 2402908PNQ.pdf (/published-document/460ec896-0b92-4ef1-b160-11f2b4f54bbe)
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