



**Application Ref: 3/25/0914/FUL**

Mrs S Matthews  
Walsingham Planning  
Bourne House  
Cores End Road  
Bourne End  
SL8 5AR

## **Town and Country Planning Act 1990 (as amended)**

### **DECISION NOTICE**

**Partial conversion of the public house to a dwellinghouse, alterations to the public house, erection of a two storey house with detached garage and garden to the rear and all other associated works, including hard and soft landscaping  
9 Ashdene Road Bayford Hertfordshire SG13 8PX**

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby

#### **Refuse Planning Permission**

For the development proposed in your application received 27th May 2025 and registered on 29th July 2025 and shown on the submitted plans.

The reason(s) for the Council's decision to refuse permission for the development is/are:

1. The proposed erection of a detached dwellinghouse would not fall within the scope of any of the exceptions identified at Paragraphs 154 and 155 of the NPPF. Therefore, the proposal would constitute inappropriate development in the Green Belt, contrary to District Plan Policy GBR1 and Section 13 of the NPPF.
2. The location, design and siting of the new dwellinghouse and garage would fail to respect the prevailing building line on Ashdene Road and would be at odds with the pattern of development in the village, resulting in the loss of open areas to the rear of the Baker Arms public house. The proposed house and detached garage would be of significant size and footprint, that would visually compete with, and overwhelm the setting of the listed building, and would not reflect the linear form of the public house. The proposed new dwellinghouse would harm the character and appearance of the site, the surrounding area and the village. The setting of the listed building would be adversely impacted, with the special interest and significance of this heritage asset not preserved. The proposal is contrary to District Plan Policies VILL2, DES2, DES4, HA1 & HA7.
3. Insufficient information has been submitted by the applicant to demonstrate that the permissive path achieves a safe and suitable access for all users, contrary to policy TRA2 of the East Herts District Plan 2018.

**Informatives:**

1. East Herts Council has considered the applicant's proposal in a positive and proactive manner and whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons set out in this decision notice, the proposal is not considered to accord with the Development Plan.

**This Decision Relates to Plan Numbers:**

| <b>Plan Ref</b> | <b>Version</b> | <b>Received</b>    |
|-----------------|----------------|--------------------|
| 3516-111        |                | 18th December 2025 |
| 3516-110        | A              | 18th December 2025 |
| 3516-109        | A              | 24th June 2025     |
| 3516-108        | A              | 28th June 2025     |
| 3516-107        | A              | 26th June 2025     |
| 3516-106        | B              | 18th December 2025 |
| 3516-105        | B              | 18th December 2025 |
| 3516-104        | A              | 1st July 2025      |
| 3516-103        | B              | 18th December 2025 |
| 3516-102        | A              | 1st July 2025      |
| 3516-101        | A              | 1st July 2025      |
| 3516-100        | B              | 18th December 2025 |
| 3516-02 E       |                | 18th December 2025 |
| 2881-MCM-07     |                | 27th May 2025      |
| 2881-MCM-04     |                | 27th May 2025      |
| 2881-MCM-03     |                | 27th May 2025      |
| 2881-MCM-02     |                | 27th May 2025      |
| 2881 - MCM - 09 |                | 24th June 2025     |
| 2881 - MCM - 08 | A              | 24th June 2025     |
| 2881 - MCM - 06 | A              | 24th June 2025     |
| 2881 - MCM - 05 | A              | 24th June 2025     |
| 2881 - MCM - 01 | A              | 24th June 2026     |
| 17579BNG        | A              | 18th December 2025 |
| 1472-01         | A              | 18th December 2025 |

Dated: 26th May 2026

On Behalf Of Development Management

Signed: 

Head of Planning and Building Control

**We are interested in your feedback. Please complete the survey by clicking here [SURVEY](#).**



## TOWN AND COUNTRY PLANNING ACT 1990 PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

### Appeals to the Secretary of State

- 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 this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.\*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:  
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.\*
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.\*
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.\*
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.\*
- If you want to appeal against any other local planning authority's decision then you must do so within 6 months of the date of this notice.\*
- If you are requesting an Inquiry you need to give the local planning authority and the planning Inspector ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) 10 days notice before you submit your appeal.
- 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 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 the Secretary of State 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.
- 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

### Appeals under the Control of Advertisement Regulations

The same provision relating to rights of appeal against the Local Planning Authority's decision applies to advertisements with the following differences:

- Notice of appeal must be given in writing to the Secretary of State within 8 weeks from the date of this notice.
- The notice of appeal must be accompanied by a copy of the following documents:
  - (a) The application forms
  - (b) All relevant plans and particulars
  - (c) This notice of decision
  - (d) All other relevant correspondence with the Authority

The Secretary of State may require a statement of additional matters from either the applicant or the Local Planning Authority, and may with the agreement of both the applicant and the authority determine the appeal without affording an opportunity to appear before an Inspector.

**Purchase Notices**

- If either the Local Planning Authority or the First 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 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.

**Compensation**

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Section 169 and related provisions of the Town and Country Planning Act 1971.