Summary of recent Planning applications received from NHC up to 28 October 2026

To view all the documents relating to an application put the NHC reference number into the planning search box
https://pa2.north-herts.gov.uk/online-applications/

Address	Application ref. Number	Brief description	Ashwell PC response to NHC consultation (see also minute reference)	North Herts Decision
15 Swan Street,	26/02263/FPH	Installation of front boundary fence with vehicular and pedestrian entrance gates following removal of existing fence and gate (Development partially commenced).	See November Council Meeting	Pending
Small Gains Recreation Ground, Small Gains Lane, Station Road,	26/01884/FP	Erection of detached outbuilding ancillary accommodation to Ashwell Academicals Youth Football Club including toilet facilities, changing space.	See November Council Meeting	Pending
Near The Grange, Gardiners Lane	26/02316/EC	Electronic Communications : Replacement 1 x 10m wooden pole and installation of 2 x 9m wooden poles	See November Council Meeting	Pending
Northfields Road,	26/02299/EC	Electronic Communications : Replace 3 existing wooden poles with 9m medium wooden poles	See November Council Meeting	Pending
Chantry House, 31 West End,	26/02101/FPH	Erection of detached three-bay oak-framed ancillary outbuilding.	See October Council Meeting	Pending
15 Swan Street	26/02263/FPH	Installation of front boundary fence with vehicular and pedestrian entrance gates following removal of existing fence and gate.	See October Council Meeting	Pending
Broad Fields, Station Road	26/01992/FP	Erection of one detached four-bedroom dwelling and widening of existing vehicular access following demolition of existing garage.	See September Meeting	Pending
54 Station Road	PL/0592/26	Change of use from Class C3 (residential) to Class C2 (Children's' Care Home), construction of single storey annexe, ground floor side extension, removal of 1no. tree, and associated works	See September Meeting	Pending
Land Adjacent Sewage Pumping Station,	26/01224/S73	Section 73 Application : Variation of Condition number 26 (CTMP) (as amended by information received 16 July 2026): vary the number of daily articulated lorry visits and the permitted hours of construction vehicle movements, of planning permission reference 22/00741/FP granted on 17.06.2024 for: Ground mounted solar photovoltaic (PV) farm including battery energy storage; continued agricultural use, ancillary infrastructure, security fencing,landscaping provision, ecological enhancements and associated works (as amended by	See Augusts Meeting	Pending

Land To The South And East Of Senuna Park,	25/02547/FP	Residential development of 36 no. dwellings including creation of vehicular access off Station Road, associated parking, drainage, amenity space and landscaping.	See Augusts Meeting	Pending
35 High Street, Ashwell, Baldock, Hertfordshire, SG7 5NP	26/01511/FPH	Full Permission Householder : Erection of detached three bay cart lodge following demolition of existing outbuilding and associated cellar. Installation of external storage area and hardstanding to provide additional parking spaces	See Augusts Meeting	Pending
20 Hodwell, Ashwell, Baldock, Hertfordshire, SG7 5QQ	26/01468/FPH	Full Permission Householder : Single storey side extensions, following demolition of existing western side element. Removal of existing porch and erection of a replacement porch canopy. Alterations to fenestration, external render, and replacement of roof tiles. Installation of solar panel array to south and west facing roof slopes.	See Augusts Meeting	Pending
28 Hodwell, Ashwell	26/01269/LBC	Listed Building Consent : Internal and external alterations to curtilage-listed outbuilding (toilet block).	See June council meeting	Pending
Growing Baldock Development Site:	25/02571/OP	Outline planning Altering the planning ref application with all matters reserved except for means of highway access into the development from the A505/Royston Road, North Road and Clothall Road for: up to 3,200 homes, up to 16ha of employment, waste and leisure infrastructure, a mixed use local centre, up to 1 secondary school, up to 2 x primary schools, nursery/childcare facilities, health hub, green infrastructure (including parks, formal sports provision, play, habitat areas, informal open space and structural planting), internal street network, access junctions and railway crossing, public transport infrastructure, pedestrian/cycle network (including PRoW diversions, active travel routes, mobility hubs and crossing of the railway), utilities and drainage infrastructure (including diversions of existing and provision of new infrastructure, pumping stations, sustainable drainage, primary substations, rising main/strategic sewer and renewable energy infrastructure), ground remodelling/earthworks and any necessary demolitions (as amended by plans and documents received 20.05.2026)	See June council meeting	Pending
Slip End Farm, Royston Road, Slip End, Baldock, Hertfordshire, SG7 6SG	26/01207/FP	Erection of nine dwellings with associated hard and soft landscaping, parking, garaging, cycle storage and EV points and private gardens following the part-demolition of the existing grain store and full demolition of existing agricultural barns	See June's Council Meeting (minute ref 26.3)	Pending
Land Adjacent Sewage Pumping Station, Ashwell Road, Bygrave,	26/01224/S73	Section 73 Application : Variation of Condition numbers 21 (External appearances): vary approved colour scheme. 26 (CTMP): vary amount of articulated lorry visits for no more than 4 weeks, and 29 (Enabling works): replace the wording "HGV movements" with "articulated lorry movements" of planning permission reference 22/00741/FP	See June's Council Meeting (minute ref 26.2)	Pending

Land At Former Merchant Taylors School, Mill Street,	26/00760/FP	Erection of two detached residential dwellings including alterations to access, parking, detached garages, landscaping, amenity space and installation of Air Source Heat Pumps and refuse/cycle storage.	See May Council Meeting	Pending
Land South and West of Senuna Park, Station Road	25/02547/FP	Residential development of 36 no. dwellings including creation of vehicular access off Station Road, associated parking, drainage, amenity space and landscaping.	See November 2025 Council Meeting	Pending
Growing Baldock BA1(Land East Of North Rd And North Of Railway Line); BA10(Land Between Railway Line And Royston Rd); BA3 (Land West Of A505); BA2 (Land South Of Clothall Rd); Walls Field; Urban Open Land West Of A505, And Land West Of North Rd, Baldock	25/02571/OP	Growing Baldock Development Site: Outline planning application with all matters reserved except for means of highway access into the development from the A505/Royston Road, North Road and Clothall Road for: up to 3,200 homes, up to 16ha of employment, waste and leisure infrastructure, a mixed use local centre, up to 1 secondary school, up to 2 x primary schools, up to 1 SEND school, health hub, green infrastructure (including parks, formal sports provision, play, habitat areas, informal open space and structural planting), internal street network, access junctions and railway crossing, public transport infrastructure, pedestrian/cycle network (including PRoW diversions, active travel routes, mobility hubs and crossing of the railway), utilities and drainage infrastructure (including diversions of existing and provision of new infrastructure, pumping stations, sustainable drainage, primary substations, rising main/strategic sewer and renewable energy infrastructure), ground remodelling/earthworks and any necessary demolitions.	See November Council Meeting	Pending
ITEMS BELOW HAVE PREVIOUSLY BEEN DEALT WITH BY THE PARISH COUNCIL				
17 Hodwell,	26/01503/FPH	Two storey side/rear extension and single storey side extension following demolition of existing garage/workshop and removal of chimney. Covered front porch and alterations to fenestration. Installation of vehicular and pedestrian gates, brick piers, brick boundary walls and timber fencing. Erection of	See October Council Meeting	Granted
56A High Street,	26/01873/LBC	Installation of chairlift.	See September Meeting	Granted
17 Hodwell, Ashwell, Baldock, Hertfordshire, SG7 5QQ	26/01503/FPH	Two storey side/rear extension and single storey side extension following demolition of existing garage/workshop and removal of chimney. Covered front porch and alterations to fenestration. Installation of vehicular and pedestrian gates, brick piers, brick boundary walls and timber	See July council meeting	Removed from planning website
69 High Street	26/00472/FP	Erection of external bar servery and stretch tent including access ramp	See April Council meeting	Withdrawn
40 Silver Street, Ashwell	26/01898/FPH	Replacement windows to front and rear elevations at ground and first floor level.	See September Meeting	Approval
16 High Street, Ashwell, Baldock, Hertfordshire, SG7 5NW	26/01777/FPH	Widening doorway of existing detached garage.	See September Meeting	Granted
57 High Street,	26/01484/LBC	Listed Building Consent : Replace existing front door.	See June council meeting	Granted

Field House, 18A Newnham Way,	26/00815/FPH	Single storey rear extension, first floor rear extension and replace existing rear rooflight with rear dormer window. Installation of rooflight to existing west elevation roofslope. Replace existing garage doors	See May Council Meeting	Granted
Land south of 35 Ashwell Street.	26/00676/FP	Erection of single self build dwelling, house with detached garage and swimming pool.	See May Council Meeting	Granted
7 Colbron Close	26/00589/FPH	Insertion of 2 no. rooflights to existing front roof slope and 3 no. rooflights to existing rear roof slope to facilitate loft conversion.	See April Council meeting	Decided Granted
The Ruddery : Ashwell Street	25/03050/FP	Erection of 4 dwellings including parking and landscaping	See January Council Meeting	Conditional Permission
77 Back Street	26/00330/FPH	Removal of existing rear French door and Window to create a bi-folding door, replace the existing rear/side kitchen door with a window, brick in fill and insertion of rooflight to existing rear roof slope.	See March Council meeting	Decided Granted
Land east of 2 Scarp Close, SG7 5FP	25/01929/FP	Erection of detached dwelling and detached garage : Land east of 2 Scarp Close, Ashwell, SG7 5FP.	See September Council Meeting	Decided Granted
Kirby Manor Farm Northfield Road	25/02115/FP	Full Planning Permission : Conversion of 3 existing agricultural buildings to provide 8 residential units, including gardens and formation of vehicular access	See January Council Meeting	Decided Granted
Land Adjacent To Beresfords Gardiners Lane	25/02343/FP	Erection of stables and use as a paddock land.	See November Council Meeting	Decided Granted
18 Dixies Close	25/02502/FPH	Single storey rear extension following demolition of existing rear extension.	See November Council Meeting	Decided Granted
High Acre, Partridge Hill	25/02380/FPH	Single storey rear orangery extension and side dormer with clock tower; replacement front porch and addition of covered front and rear veranda and pergola; alterations to the roof by removing the existing hip end to the gable roof and continuing gable end to top of roof, alterations to fenestration and addition of	See November Council Meeting	Decided Granted
10 Lucas Lane, Ashwell	25/02410/FPH	Single storey rear extension following demolition of existing rear extension	See November Council Meeting	Decided Granted
24-26 High Street	25/02322/FPH	Single Storey rear extension and alterations to existing rear fenestration following demolition of existing rear bay window. Alterations to existing patio area	See October Council Meeting	Decided Granted

15 Swan Street	25/02075/FPH	Single storey rear extension following demolition of existing rear conservatory. Bay window extension to lounge with extended porch canopy over front door and alterations to existing detached garage to facilitate partial conversion to create guest accommodation. Installation of flue following removal chimney stacks and external cladding (revision of previously approved planning permission 25/01171/FPH granted 06.08.2025)	See September Council Meeting	Decided Granted
77 Back Street	25/01717/FPH	Single storey rear extension, insertion of rooflight to existing rear extension and relocate existing rooflights, alterations to fenestration and first floor rear extension.	See August Council Meeting	Decided Granted
Slip End Farm	25/01197/PNQ	Prior Approval Class Q Agric to Dwelling : Change of use of agricultural buildings to ten (10) dwellinghouses with associated building operations, private gardens and car parking.	See June Council Planning Meeting	Decided Granted
Land between Huntsridge and Ashwell House 5 High Street	24/01444/FP	Full planning permission : Erection of 14 dwellings (including affordable houseing) including creation of access from Ashwell sreeet, footpath link to Lucas Lane, public open space and soft and hard landscaping, biodiversity enhncement and associated infrastructure on land north of Ashwell Street, Ashwell.	See August Council Meeting 36.1.2	Decided Granted
Land North West Side of Green Lane	24/02214/FP	Amended plan : Erection of two 2-bed dewllings, three 3-bed dewllings and two 4-bed dwellings, with associated access, andscaping and parking	See June Council Meeting	Decided Conditional Permission
15 Swan Street	25/01171/FPH	Single storey rear extension following demolition of existing rear conservatory. Relocate existing front door, erection of oak-framed front porch and front door canopy. Installation of bay windows to lounge and kitchen and alterations to fenestration following demolition of existing glazed porch. Alterations to fenestration of existing detached garage to facilitate partial conversion to create ancillary guest accommodation. External	See June Council Meeting	Decided Permission Granted
Slip End Farm, Royston Road Slip End	24/00754/FP	Full Planning Permission : Erection of two 3-bed, three 4-bed and two 5-bed dwellings with associated hard and soft landscaping, parking, garaging and private gardens following the demolition of existing agricultural barns.	See May council meeting 11.1.2	See 25/01197/PNQ
Land On The North West Side Of, Green Lane, Ashwell, SG7 5LW	24/02214/FP	ll Planning Permission : Erection of two 2-bed dwellings, three 3-bed dwelling and two four-bed dwellings, with associated access, landscaping and parking.	See January Council Meeting	Refused

54 Station Road	23/02560/FP	Full Planning Permission : Erection of one detached 3-bed dwelling including vehicular access, landscaping, and ancillary works.	See December council meeting agenda item 90.1.1 Also July council meeting agenda item 27.1.4	Decided Conditional Permission
Ashridge Farm Cottage, 7 Ashwell Street.	24/00862/S73	Variation of condition 2 (revised plans) of planning permission granted 05.06.2024 for Two-storey front, single storey side/rear and first floor side extensions, enclosure of existing carport to form a garage and partial conversion of existing garage to habitable accommodation. Alterations to external wall finishes (as amended by plan received 3rd June 2024	See January Council Meeting	Decided Conditional Permission
12 Silver Street, Ashwell	25/00019/FPH	Single storey rear extension including attached storage area following demolition of existing outbuilding	See January Council Meeting	Granted
53 Station Road	24/02793/PFH	Full Permission Householder : Insertion of external wall insulation and replace render to existing solid walls	See January Council Meeting	Granted
Kirby Manor Farm Northfield Road	24/02712/PNG	Prior Approval Class Q Agric to Dwelling : Conversion of existing agricultural buildings to provide 8 residential units	See January Council Meeting	Conditional Approval Granted
Hare Park Farm, Royston Road, Slip End	24/01651/FP	Erection of detached kennel block	See December Council meeting	Granted
18 Springhead, Ashwell	24/02466/S73	Amendment to Condition 2 (plans/drawings to be swapped from 3803/10G, 11B, 12A, 17C & 18C to 10H, 11C, 12B, 17D & 18B) of planning application reference 23/00959/FPH granted on 14/06/2023	See December Council meeting	Granted
Valentine House, Partridge Hill, Ashwell	24/02322/LDCP	Erection of outbuilding in rear garden to provide office a stable for 2 horses, storage for tack, associated vehicle storage, kitchenette, shower and open wash area	See December Council meeting	Certificate of proposed lawful use or development
Kirby Manor Farm Northfield Road	24/01570/PNQ	**PUBLIC NOTICE -** Notification of Application for Prior Approval. **DESCRIPTION**: Conversion of existing agricultural buildings to provide 8 residential units The application details may be viewed on the Council's web site at www.north-herts.gov.uk/planning (the case	See August Council Meeting 36.2	Withdrawn
6 The Dovecote, Back Street	24/01413/LBC	Reroof grade II listed dovecote	See August Council Meeting 36.1.1	Conditional Consent Granted
17 Claybush Hill Meadow	24/01655/FPH	Single story rear extension	See September Council Meeting 45.1.1	Conditional Permission Granted

28 Hodwell	24/01072/FPH	Partially replace existing picket boundary fence and associated gates and erect side fence and gate.	See June Council Meeting 18.1.4	Granted
17 Lucas Lane	24/00815/FPH	Full Permission Householder : Single storey rear extension, replace existing front garage door with an entrance door and windows to facilitate conversion of garage into habitable accommodation and alternations to existing fenestration. Widen existing vehicular access following partial demolition of existing boundary wall.	See June Council Meeting 18.1.2	Conditional Permission Granted
19 Lucas Lane	24/0816/FPH	Full Permission Householder : Two storey side single story front and single storey rear extension and alterations to existing fenestration following demolition of existing detached side garage and garden store. Alterations to existing vehicular access following partial demolition of existing boundary wall.	See June Council Meeting 18.1.1	Conditional Permission Granted
1 Gardiners Lane	24/00452/LBC	Listed Building Consent : To replace the windows at the rear of the building (2 in kitchen, ground floor. 1 in bathroom, 1st floor above arch) with 4:6:4 slimlite glazing with wooden frames made to match existing windows.	See June Council Meeting 18.1.3	Permission Granted 12.06.2024
1 Woodforde Close	24/00737/FPH	Full Permission Householder : First floor side extension and replace existing rear ground floor flat roof with a mono-pitched roof. Insertion of rear ground floor bifolding doors and recladding to front elevation.	See May council meeting 11.1.3	Permission REFUSED 06/06/2024
Ashridge Farm Cottage	24/0795/FPH	Section 73 Application : Variation to Condition No 2 (amend drawings) of planning permission 22/02795/FPH granted on 06.01.2023 for two storey front, single storey side/rear and first floor side extensions, enclosure of existing carport to form a garage and partial conversion of existing garage to abitable accommodation. Alternations to external wall finishes.	See May council meeting 11.1.4	Permission GRANTED 04/06/2024
17 High Street	24/00230/FPH	Full Permission Householder : Extension to existing single storey rear extension,erect first floor rear extension and alterations to fenestration to include reinstating first floor side window and insertion of ground floor side window.	See March council meeting minute 118.1.1 No objection but see request to the NHC Planning Officer noted in the minutes	Permission GRANTED 03/06/2024

Solar Farm: Land West of Ashwell Road, Bygrave SG7 5EB	22/00741/FP	New consultation on amendments	February council meeting - see minute 109.1.1 No change to previous objections.	Pending
Solar Farm: Land West of Ashwell Road, Bygrave SG7 5EB	22/00741/FP	Amendments to application previously considered *see also below*	Planning committee meeting 26 July 2023. Objection.	
Solar Farm: Land West of Ashwell Road, Bygrave SG7 5EB	22/00741/FP	<u>New consultation on amendments</u> Full Planning Permission: Ground mounted solar photovoltaic (PV) farm including battery energy storage; continued agricultural use, ancillary infrastructure, security fencing, landscaping provision, ecological enhancements and associated works.	Objection. January Council meeting 69.1.1 *Previous response to NHC:* *Objection* *See June Council 2022, 18.1.4*	NHC Planning committee 14/09/2023: Decision deferred
Dixies Meadow High Street	23/00666/FP	Erection of 12 dwellings with associated hard and soft landscaping, creation of vehicular access, public open space and children's play area.	Objection. See minutes Planning C'ttee 08 Apr. Also April Council 87.1	NHC Planning committee 14/09/2023 REFUSED
Land Between Hunts Ridge And Ashwell House no 5, High Street (known as Hunts Close)	22/03094/FP	Erection of 14 dwellings including creation of access from Ashwell Street, footpath link to Lucas Lane, associated infrastructure, public open space and landscaping	Objection. See January Council meeting 69.1.1 AND Planning Committee meeting (Sat 07 at 10am)	NHC Planning Control Committee meeting 23 January 2024 REFUSED