

| Summary of consultations on recent planning and listed building applications received from NHC up to 29th January 2026 | | | | |
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| <p>To view all the documents relating to an application put the NHC reference number into the planning search box</p> <p>https://pa2.north-herts.gov.uk/online-applications/</p> | | | | |
| Address | Application ref. Number | Brief description | Ashwell PC response to NHC consultation (see also minute reference) | North Herts Decision |
| 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 |
| 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 | Pending |
| ITEMS BELOW HAVE PREVIOUSLY BEEN DEALT WITH BY THE PARISH COUNCIL | | | | |
| 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 |

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| 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 housing) including creation of access from Ashwell street, footpath link to Lucas Lane, public open space and soft and hard landscaping, biodiversity enhancement 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 dwellings, three 3-bed dwellings and two 4-bed dwellings, with associated access, landscaping 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 |

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| Land On The North West Side Of, Green Lane, Ashwell, SG7 5LW | 24/02214/FP | II 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 |

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| 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 alterations 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 abitale accommodation. Alterations to external wall finishes. | See May council meeting 11.1.4 | Permission GRANTED 04/06/2024 |

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| 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 <i>see also below</i> | Planning committee meeting 26 July 2023. Objection. | NHC Planning committee 14/09/2023: Decision deferred |
| 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 <i>Previous response to NHC: Objection See June Council 2022, 18.1.4</i> | |
| 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 |