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## **NORTH HERTFORDSHIRE DISTRICT COUNCIL**

Town and Country Planning Act 1990

### **DECISION NOTICE**

**Correspondence Address:**

Peter George Town Planning Ltd  
Nine Hills Road  
Cambridge  
CB2 1GE

**Applicant:**

Mr L Williams

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#### **PARTICULARS OF DEVELOPMENT**

**Application:** 26/01942/FP

**Proposal:** Change of use of parts of two existing agricultural barns to form a workshop-based vocational learning and tuition centre (Use Class F1) including external alterations to the gault brick barn including the installation of exterior cladding, brick plinth and proposed window and door and to facilitate the change of use.

**Location:** Agricultural Barn And Roadside Gault Brick Barn, Ashwell Road, Newnham, Hertfordshire, SG7 5JX

**Plan Nos:** FYI 01  
FYI 02  
FYI 03  
FYI 04  
FYI 05  
FYI 06  
FYI 07  
FYI 08  
FYI 09

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#### **PARTICULARS OF DECISION**

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by

you in your application received with sufficient particulars on 3 August 2026, subject to the following condition(s):

### **Biodiversity Net Gain**

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

### **Planning Conditions**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The two agricultural barns shall be used solely for the purposes of a workshop-based vocational learning and tuition centre falling within Use Class F1 of the Town and Country Planning (Use Classes) Order 1987 (as amended), without the prior written permission of the Local Planning Authority.

Reason: The permission has been assessed on the basis of the particular nature and scale of the proposed vocational learning and tuition use. A change to another use could have materially different implications for the rural location, highway safety and neighbouring amenity and would therefore require separate consideration.

4. The premises shall only be used for the approved vocational learning and tuition use between the following hours:  
09:00-16:30 Monday to Friday during term time only and shall not operate on Saturday, Sundays or Bank Holidays or during School holidays.

Reason: To safeguard the living conditions of neighbouring occupiers and to ensure that the use remains compatible with its rural location, in accordance with Policies D1 and D3 of the North Hertfordshire Local Plan 2011-2031.

5. All workshop activities associated with the approved use shall take place within the buildings shown on the approved plans. No workshop activity, storage of

materials associated with workshop activities, or teaching activity shall take place externally unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the rural area and the living conditions of neighbouring occupiers, in accordance with Policies CGB1, CGB4, D1 and D3 of the North Hertfordshire Local Plan 2011-2031.

6. No external alterations to the locally listed barn shall take place other than those shown on the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason To ensure that the architectural and historic interest of the locally listed building is preserved, in accordance with the heritage policies of the North Hertfordshire Local Plan 2011-2031 and the National Planning Policy Framework.

7. The Cart Barn building hereby permitted shall only be finished in black feather edged timber cladding to match existing with glazed black timber doorframe and black timber window casements with Arlesey white brick plinth to match the existing as stated on drawing number FYI08 Proposed north and East Elevation and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and to protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

8. No external lighting shall be installed at the site other than in accordance with details first submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, height, design, intensity, direction and hours of operation of any lighting.

The approved lighting shall thereafter be installed and operated in accordance with the approved details.

Reason: To protect the rural character of the site, biodiversity and the living conditions of neighbouring occupiers and to prevent unnecessary light pollution, in accordance with Policies D1, D3 and NE4 of the North Hertfordshire Local Plan 2011-2031 and the National Planning Policy Framework.

9. No amplified music or amplified sound associated with the approved use shall be played externally.

Any fixed plant or machinery associated with the use shall be installed and operated so as not to give rise to an unacceptable level of noise at the boundary of any neighbouring residential property.

Reason: To protect the living conditions of neighbouring occupiers from noise and disturbance, in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031.

10. No external storage of equipment, materials, waste, machinery or other items associated with the approved use shall take place unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the appearance and rural character of the site and the surrounding countryside, in accordance with Policies CGB1, CGB4 and D1 of the North Hertfordshire Local Plan 2011-2031.

11. Prior to occupation, details of the location and design of facilities for the storage of refuse and recycling associated with the approved use shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided and retained thereafter.

Reason: To ensure that waste storage does not adversely affect the appearance of the site or the living conditions of neighbouring occupiers, in accordance with Policies D1 and D3 of the North Hertfordshire Local Plan 2011-2031.

12. The maximum number of pupils/students attending the premises at any one time shall not exceed 25, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The application has been assessed on the basis of the stated scale of the proposed educational use. An increase in the intensity of the use could result in additional traffic, parking, noise and disturbance and therefore requires separate consideration in the interests of highway safety and neighbouring amenity.

13. The use hereby permitted shall operate in accordance with the parking and access arrangements shown on the approved plans. The parking and turning areas shall be retained and kept available for those purposes at all times during the operation of the approved use.

Reason: To ensure that adequate parking and manoeuvring provision is maintained within the site and to prevent parking associated with the development from causing obstruction or inconvenience on the surrounding highway network, in accordance with the relevant transport policies of the North Hertfordshire Local Plan 2011-2031.

#### **Proactive Statement:**

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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:** 1 October 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 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Applicants will need to pay a compliance fee where they request confirmation in writing of any planning consent, agreement or approval (commonly known as discharge of conditions) required by one or more conditions or limitations attached to a grant of planning permission.
- 3 The fee is £309 per request or £89 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse.  
  
The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available via the Council's website:  
[www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application](http://www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application)
- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email [SNN@north-herts.gov.uk](mailto:SNN@north-herts.gov.uk) who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 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.

## 6 **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.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

8 **Cadent Gas Informative:**

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) Alternatively you can register on [www.beforeyoudig.cadentgas.com](http://www.beforeyoudig.cadentgas.com) This service is free of charge.

**THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.**