

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01942/FP	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.	Agricultural Barn And Roadside Gault Brick Barn Ashwell Road Newnham Hertfordshire SG7 5JX

Submitted Plan Nos

FYI 01 FYI 02 FYI 03 FYI 04 FYI 05 FYI 06 FYI 07 FYI 08 FYI 09

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (NPPF) (2026)**

- 4. Achieving sustainable development
- 5. Meeting the challenge of Climate Change
- 7. Building a strong, effective economy
- 15. Promoting sustainable transport
- 14. Achieving well-designed places
- 19. Conserving and enhancing the natural environment
- 20. Conserving and enhancing the historic environment

1.2 **North Hertfordshire Draft Local Plan (2011-2031)**

Strategic Policies

- Policy SP1 – Sustainable Development in North Hertfordshire
- Policy SP2 – Settlement Hierarchy and Spatial Distribution
- Policy SP5 – Countryside and Green Belt
- Policy SP9 – Design and Sustainability
- Policy SP13 – Historic environment

Development Management Policies

- Policy CGB1 – Rural Areas beyond the Green Belt
- Policy CGB4 – Existing buildings in the Rural Area beyond the Green Belt
- Policy D1 – Sustainable design
- Policy D3 – Protecting living conditions
- Policy HE1 – Designated heritage assets
- Policy HE3 – Non-designated heritage assets
- Policy NE2 - Landscape
- Policy T1 – Transport Assessment
- Policy T2 – Parking

1.3 **Supplementary Planning Document**

Vehicle Parking at New Development SPD

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 **Site Notice & Neighbour Notifications** – None received.

3.2 **HCC Highways** – No objection subject to conditions.

3.3 **Environmental Health** – No objection

3.4 **Caldecote and Newnham Parish Council** – *The Parish Council recognises the need for farms to diversify and does not object in principle to the proposed change of use. However, our broader*

concerns remain consistent with those raised in response to previous applications in Newnham, particularly around the cumulative impact of increased commercial activity on the village.

In considering this application, we would ask that particular attention is given to three areas:

1. Access and road safety

The existing access to the farm buildings is situated on a blind corner with restricted visibility.

Any increase in vehicle movements resulting from the change of use therefore raises understandable safety concerns.

The Parish Council would ask that the suitability of this access is properly assessed and that measures to improve safety are considered. In particular, we would recommend consideration of a 20mph speed limit around this section of road & through the village, alongside any appropriate improvements to visibility or signage.

We would also ask whether the newer access created through the hedge between the farm buildings and The White House forms part of the proposed plans and, if not, whether this could provide a safer alternative point of entry and exit.

2. Plumbing, sewage and sanitary facilities

With an increase in the number of people working at or visiting the site, it is important that appropriate infrastructure is in place to manage the additional demand, particularly foul water and sewage.

It is not clear from the plans what provision is being made for toilets, washroom facilities and associated drainage. The Parish Council would therefore like reassurance that the likely occupancy of the development has been properly assessed and that adequate sanitary and sewage arrangements will be provided.

This is particularly important given the concerns previously raised regarding the capacity and resilience of Newnham's existing drainage infrastructure. Any approval should ensure that additional demand from the development does not place further pressure on an already sensitive local system.

3. Light pollution

Newnham is a rural village and the Parish Council remains concerned about the cumulative impact of external lighting associated with increased commercial development.

Given concerns already raised regarding developments at Hullocks Pit Hill and the Carey site, we would ask that any approval includes appropriate controls over external lighting, including its intensity, positioning, height and operating hours, to minimise unnecessary light spill and protect the rural character and dark skies of the village.

These concerns are consistent with those raised by the Parish Council over a number of years and ultimately come down to two fundamental issues: safety and infrastructure.

The principle of diversification and change of use is understandable, but it needs to be accompanied by appropriate consideration of its wider impact. The Parish Council therefore

asks that these three matters are properly assessed and, where appropriate, addressed through planning conditions as part of any permission granted.

- 3.5 **Neighbour** - As Owners/Occupiers of the White House we have no objections to these proposals and in fact support the rural employment and youth training that these changes will facilitate.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises two agricultural buildings located alongside Ashwell Road and to the east of Hall Barn. Newnham Hall and Newnham Hall Cottage both Grade II listed buildings lie to the west of Hall Barn.

- 4.1.2 The site lies within the Newnham Conservation Area and is situated within the Rural Area beyond the Green Belt.

- 4.1.3 The Gault Barn building is included on North Hertfordshire's Register of Buildings of Local Importance (BLI) for Newnham, adopted on 24th April 2008. The entry describes the building as:

"An elongated, single-storey 19th-century building constructed in gault brick with a later corrugated roof. Indicated on the 1877 First Edition Ordnance Survey map."

The reason for its inclusion on the Register is stated as:

"A building of local architectural interest which performs a particularly important role in the street scene and acts as the 'gateway' building into the Conservation Area when approaching from Ashwell."

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the 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.

- 4.2.2 Proposed scale of the operation:

- Approximately **20 to 25 students** aged 10 to 18.
- Supported by **4 full-time tutors**.
- Operating hours: Monday to Friday 09:00 to 16:30 Term-time only
- Proposed 5 parking spaces and 4 bicycles spaces
- Training in: Carpentry; Mechanics; Bricklaying; Plastering; Catering and cooking qualifications; Other vocational and creative disciplines offered by the operator

- 4.2.3 The agent has provided the following further details regarding the proposed operation:

- The centre would provide education for approximately 20–25 young people overall, with no more than approximately 15 attending the main facility during any one session. Groups would generally comprise around 4–6 young people, while the separate catering facility would accommodate a maximum of 2 at any one time.
- Future Youth Inspired operates as an Alternative Provision supporting young people referred by schools and the Local Authority. The premises would operate as a vocational training facility rather than as a conventional school or college.
- Sessions would generally take place between 09:30–11:30 and 12:30–15:00, with separate morning and afternoon cohorts. Overall operating hours would remain 09:00–16:30 Monday to Friday during term time.
- Young people attending the main facility would principally be transported by two minibuses and accompanied by mentors. The minibuses would arrive and depart at the beginning and end of each session, rather than generating continuous individual drop-off and pick-up movements. The catering provision would generally generate one additional car per session, potentially two where required.
- Young people would be supervised at all times. There would be no designated external recreation area, with any breaks taking place within the building. Smoking and vaping would be prohibited, and all practical training would take place internally.
- Five car parking spaces and four cycle spaces would be provided, with additional informal parking available within the wider farmyard if required.
- Deliveries associated with construction training would be infrequent, anticipated at approximately monthly or every two months, while catering supplies would generally be brought to the site by staff.
- Waste would be stored within a designated area to the side or rear of the main training facility and collected by a commercial waste contractor as required.

4.3 Key Issues

Principle of Development in the Rural Area beyond the Green Belt

- 4.3.1 The application seeks the change of use of two existing agricultural barns to provide a workshop-based vocational learning and tuition centre falling within Use Class F1. The proposal would utilise the existing buildings and would involve only limited physical alterations to the buildings, with the majority of the existing built form retained.
- 4.3.2 The site is located in the rural area beyond the Green Belt, outside the defined settlement boundary of Newnham. Accordingly, the proposal falls to be considered against Policies CGB1 and CGB4 of the North Hertfordshire Local Plan 2011–2031, together with the relevant national policies concerning rural development, the reuse of existing buildings, sustainable development and community facilities.
- 4.3.3 Policy CGB1 seeks to control development within the rural area beyond the Green Belt whilst recognising that certain forms of development are appropriate in these locations. Policy CGB4 is particularly relevant to proposals involving the reuse and adaptation of existing rural

buildings. The principle of making effective use of an existing building for an appropriate alternative use is consistent with the overall objectives of these policies, subject to the development being appropriate to its rural location and not resulting in unacceptable environmental, highway or amenity impacts.

- 4.3.4 The proposal would retain the existing agricultural buildings and would not result in the construction of a new building or an expansion of the built envelope of the site. The reuse of the barns would therefore make efficient use of an existing rural resource and would avoid the need for a new purpose-built facility in the countryside.
- 4.3.5 The proposed use would provide vocational education and tuition, including practical workshop-based learning. It would therefore provide an educational and community facility which can reasonably be located within an existing rural building, particularly where the nature of the activity requires workshop accommodation. The National Planning Policy Framework supports the sustainable growth of rural businesses and the retention and development of accessible local services and community facilities, and recognises that local business and community needs may sometimes need to be accommodated outside existing settlements.
- 4.3.6 Whilst the site is outside the built-up area of Newnham, the use of existing buildings substantially limits the spatial and visual consequences that would otherwise arise from locating a new facility in the countryside. The proposal would also retain the established rural character of the site.
- 4.3.7 Subject to the detailed considerations set out below in relation to design, heritage, residential amenity, transport and other material planning considerations, the proposed change of use is considered acceptable in principle and accords with the broad objectives of Policies CGB1 and CGB4 of the Local Plan and the relevant provisions of the NPPF concerning rural development, the reuse of existing buildings and the provision of community and educational facilities.

Impact on heritage assets

- 4.3.8 One of the two barns is identified on the Council's Register of Buildings of Local Interest and is therefore a non-designated heritage asset. The building's local heritage significance is consequently a material consideration in determining the application.
- 4.3.9 The significance of a non-designated heritage asset derives from its architectural and/or historic interest and, where relevant, its contribution to the character and appearance of its surroundings. The assessment of the proposal therefore needs to consider whether the proposed change of use and associated works would result in harm to that significance.
- 4.3.10 In this instance, the proposal would retain the locally listed barn and would involve only minimal physical alterations. There would be no demolition, substantial extension or fundamental alteration to the building's form. The existing agricultural character, scale and principal external appearance of the building would therefore remain largely intact.
- 4.3.11 The proposed use is also compatible with the continued use of the building as a functioning building rather than requiring its replacement or substantial alteration. The reuse of an

existing heritage asset can assist in securing its continued maintenance and viable use, provided that this is achieved without unacceptable harm to its significance.

- 4.3.12 The Council's Register of Buildings of Local Interest identifies locally important buildings as making a contribution to the local historic environment and confirms that their significance should be taken into account when determining planning applications. The NPPF requires the effect of development on the significance of non-designated heritage assets to be taken into account, with a balanced judgement having regard to the scale of any harm or loss and the significance of the asset.
- 4.3.13 In this case, the limited external intervention proposed means that there would be no material adverse impact upon the architectural or historic interest of the locally listed barn. The change of use would not materially alter its appearance, scale, form or relationship with the associated agricultural buildings.
- 4.3.14 Subject to any necessary condition requiring details of external alterations, materials, openings, signage and lighting to be agreed where appropriate, the proposal would preserve the significance of the locally listed building. The development is therefore considered acceptable in heritage terms.
- 4.3.15 The proposed development would make effective use of an existing buildings within the countryside. The proposal would secure a long-term use for an existing buildings that are currently underutilised, thereby preventing further deterioration and potential loss and is therefore in accordance with Policy HE3 of the Local Plan

Design and Appearance

- 4.3.16 The proposal involves the conversion of two existing agricultural barns to accommodate the proposed vocational learning and tuition centre. The works proposed are principally internal and operational in nature, with only minimal external alterations to one of the barns.
- 4.3.17 The existing buildings form part of an established rural/agricultural group and their retention would maintain the established built form and visual relationship of the site with the surrounding countryside. The proposal does not require the construction of a new building, substantial extension or significant alteration to the existing roof forms or overall massing.
- 4.3.18 The limited nature of the external works would ensure that the physical appearance of the buildings remains substantially unchanged. The proposal would therefore avoid the suburbanisation or urbanisation of the site which could otherwise arise from more extensive adaptation or redevelopment.
- 4.3.19 Policy D1 of the North Hertfordshire Local Plan requires development to demonstrate a high standard of design and to respond appropriately to the character and context of

its surroundings. The NPPF similarly requires development to be well designed and to be sympathetic to local character and the surrounding built and natural environment.

- 4.3.20 In this case, the existing agricultural character of the buildings would be retained. The proposed use would not necessitate substantial external signage, alterations to the roofscape or other visually prominent features. The Parish Council's concern regarding the cumulative effects of external lighting and the protection of the village's rural character and dark skies is noted. This is a relevant planning consideration and is addressed by a condition requiring the location, height, design, intensity, direction and operating hours of any external lighting to be approved by the Local Planning Authority. Subject to that control, external lighting, signage, security measures and other operational features would not adversely affect the rural character of the site.
- 4.3.21 Given the limited physical intervention proposed, it is considered that the development would preserve the established appearance of the site and would not result in significant adverse effects on the character or appearance of the surrounding countryside. The proposal therefore accords with the relevant design requirements of the Local Plan and the NPPF.

Impact on nearby residents

- 4.3.22 The proposed development would introduce a vocational learning and tuition use into two existing agricultural barns. The principal consideration in relation to neighbouring amenity is therefore the potential effect arising from the use of the buildings, including activity associated with workshops, comings and goings, vehicle movements, noise and external activity.
- 4.3.23 The buildings are already established agricultural structures and the proposal does not involve significant physical expansion of the buildings. Consequently, there would be no significant additional built form giving rise to overlooking, loss of light or an overbearing relationship with neighbouring properties.
- 4.3.24 The nature and scale of the proposed use would need to be considered in the context of the existing rural setting. Whilst the introduction of an educational use has the potential to generate activity at the site, the use would be contained within the existing buildings. The workshop-based nature of the proposal does not, in itself, give rise to unacceptable noise or disturbance, provided that activities are appropriately managed.
- 4.3.25 The relationship between the site and nearby residential properties has been considered. Having regard to the separation between the buildings and neighbouring

dwellings, the retention of the existing built form and the limited external alterations proposed, the development would not result in an unacceptable loss of privacy, outlook or daylight to neighbouring occupiers.

4.3.26 The potential for noise and disturbance associated with the operation of the centre can be appropriately controlled through conditions governing, where necessary, the hours of operation, external activities, external lighting and the use of amplified sound. Any workshop activities should remain within the scope of the approved use and should not introduce an industrial process or materially different activity without further planning consideration.

4.3.27 Environmental Health has raised no objection to the proposal. This response is noted and supports the conclusion that the proposed use would not result in an unacceptable environmental health or amenity impact. The representation from the occupiers of the White House raising no objection and supporting the rural employment and youth-training benefits is also noted. While that support is a material representation, the proposal must nevertheless be assessed on its planning merits. Subject to appropriate conditions controlling the operation of the site where necessary, the proposal would not result in an unacceptable adverse impact on the living conditions of neighbouring occupiers. The development is consequently consistent with the relevant amenity and sustainable development objectives of the Local Plan and the NPPF.

Operation considerations

4.3.28 The Parish Council's comments regarding toilet, washroom, foul-water and sewage provision are noted. Environmental Health has raised no objection, and there is no technical evidence before the Local Planning Authority that the stated occupancy would give rise to an unacceptable drainage impact. The detailed adequacy of internal sanitary facilities and compliance with the applicable Building Regulations are controlled under separate legislation and are not matters for determination through this planning application. No separate planning condition is therefore necessary on this issue.

4.3.29 There are no permanent permitted changes of use from Class F1. Only temporary uses are permitted, but this does not include Class F1(a) education. It is recommended that a condition is attached restricting the use to Class F1(a) and for no other purpose unless agreed in writing by the Local Planning Authority.

4.3.30 The agent has outlined that the hours of operation would be restricted to 09:00–16:30 Monday to Friday during term time only. Given the isolated nature of the site, these hours are considered appropriate.

4.3.31 The proposed use is therefore considered to be acceptable in terms of its impact on nearby residential properties, in accordance with Policy D3 of the Local Plan.

Access and car parking

- 4.3.32 The Parish Council's concerns regarding the existing access, restricted visibility and road safety are noted. HCC Highways has assessed the application and raised no objection, subject to conditions. The site benefits from existing access arrangements and sufficient land within the curtilage to accommodate five parking bays and cycle storage for use by students and staff. The submitted operational details also confirm that most young people would travel by two minibuses at the beginning and end of each session, rather than through continuous individual drop-off and pick-up movements. Having regard to the modest level and pattern of vehicle movements, the on-site parking and manoeuvring provision, and the absence of an objection from the Highway Authority, the development would not have a significant adverse impact on highway safety.
- 4.3.33 The Parish Council's suggestions for a 20 mph speed limit, highway signage and potential use of a newer access are also noted. The proposed speed limit and signage would relate to the wider public highway and are matters for the Highway Authority rather than works comprised in this planning application. The newer access does not form part of the submitted proposal and its use cannot be required or assessed through this application. These matters are therefore not considerations which alter the assessment of the development as submitted. With regard to parking, the scheme proposes five vehicle parking spaces and cycle storage. Due to its age and amendments to the Use Classes Order, the Parking SPD does not provide a clear requirement for proposals of this nature; as such, a common-sense approach is applied.
- 4.3.34 The proposal complies with Policies T1 and T2 of the Local Plan.

Environmental Implications:

- 4.3.35 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.36 Based on the details submitted, the proposed development is unlikely to have any significant implications for the local environment in terms of carbon emissions and would therefore be generally in compliance with Section 14 of the NPPF and Policy D1 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.37 The development is not subject to the statutory biodiversity gain condition, as it falls within one of the exemptions set out in paragraph 17 of Schedule 7A to the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

4.4 Conclusion

- 4.4.1 The application proposes the change of use of two existing agricultural barns to a workshop-based vocational learning and tuition centre within Use Class F1.
- 4.4.2 Overall, the proposal represents the appropriate reuse of existing rural buildings for a vocational educational use, without significant physical alteration or expansion of the site. It would support the continued use of existing buildings, provide an educational and community facility and contribute to the diversification and sustainable use of the rural area. These

benefits are considered to outweigh any limited change in activity associated with the existing agricultural use.

- 4.4.3 The proposal is therefore considered to accord with Policies CGB1, CGB4, SP9, D1 and D3 of the North Hertfordshire Local Plan 2011–2031, together with the relevant policies of the NPPF concerning rural development, design, heritage, community facilities and residential amenity. The proposal would constitute sustainable development when considered as a whole and planning permission is therefore recommended, subject to the conditions set out above.

4.5 **Alternative Options**

- 4.5.1 None applicable

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following 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 FY108 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.

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.

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  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 October 2026	