



PETER GEORGE TOWN PLANNING

A: Peter George Town Planning, Nine Hills Road, Cambridge, CB2 1GE

E: tom@petergeorgetownplanning.com

22 April 2025

Development Control
North Hertfordshire District Council
Gernon Road
Letchworth Garden City
SG6 3JF

Dear Sirs

Land at the West Side of Hitchin Lane, St Ipployts, Hitchin

Agricultural Determination: Erection of agricultural barn and associated hard surface

Introduction & Background

We are instructed by Mr M Watts of GLEMAG Ltd to submit an application to North Hertfordshire District Council (the Council) in order to establish whether their prior approval is required to erect an agricultural building as per the requirements of Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

It is submitted that the agricultural building would comply with the relevant parts of Part 6, Class A of the Order and that the prior approval of the local authority is not required for its siting, design and external appearance. The reasons for this are discussed in this letter.

The application is supported by:

- Drawings: SM-STI-2025-001-004 & Agricultural Unit Area Plan
- Covering Letter
- Flood Map for Planning



- Further Notes
- Duly completed application form.
- Application fee of £325.

The Application Site

The application site is part of a large agricultural parcel of land situated to the west side of Hitchin Lane at the northern end of St Ippolyts. The agricultural unit measures approximately 11.76ha and is currently used for arable farming.

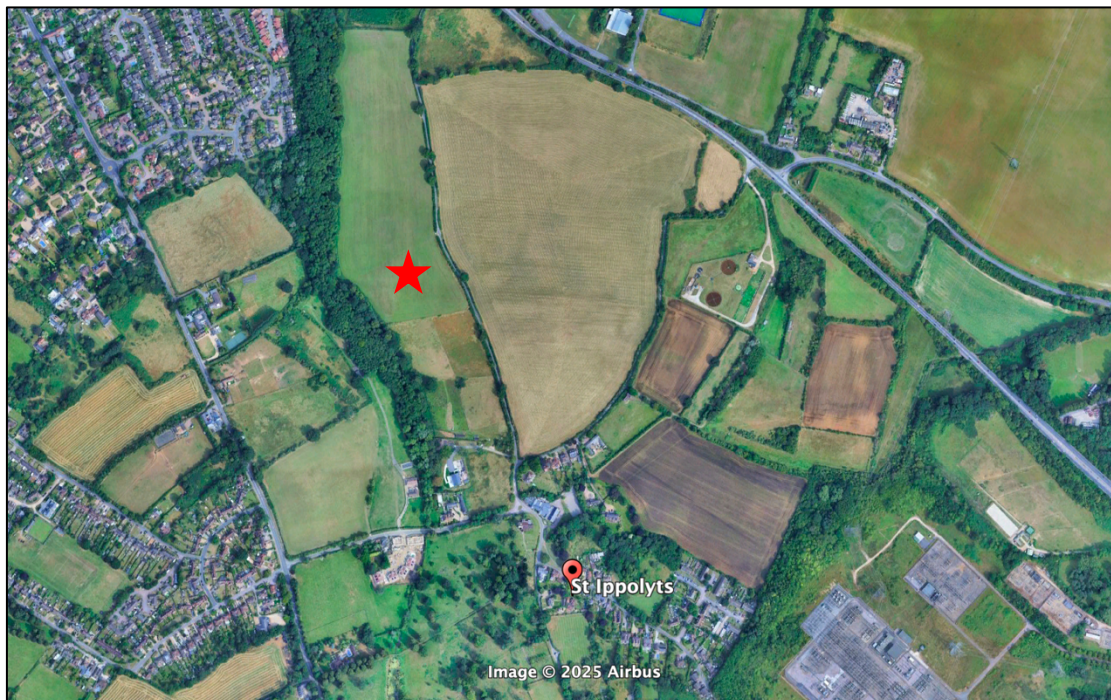


Figure 1 - Site Location

The site is situated within the Green Belt, lying north of the St Ippolyts Conservation Area and two grade II listed buildings: Barn at Brook End Farm and Brook End Farmhouse. Hitchin Lane, which runs along the eastern boundary of the agricultural unit, is an unclassified road connecting St Ippolyts to the south with the A602 to the north.

The Proposal & Agricultural Operations/Use

The proposed barn would have measurements as follows: 18.2m in length, 13.9m in width, 5.8m to eaves height and 7.9m to ridge height. It would have a floor area of 240m².

The proposed barn would be of a high quality & long-lasting steel portal frame design clad with metal cladding painted grey or green. The barn would have a metal clad roof with a painted grey finish.



The proposed barn would be designed and fabricated to Agricultural Design Specification BS5502 as a minimum standard. The proposed barn has been designed in order to accommodate specialist modern agricultural machinery and portable agricultural equipment. A small hardstanding of 140m² is proposed around the perimeter of the proposed barn.

GPDO Requirements

Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). allows for:

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—

(a) works for the erection, extension or alteration of a building; or

(b) any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit.

It is set out above that the proposal is reasonably necessary for the purposes of agriculture within the agricultural unit. The proposal is fully compliant with the requirements of Part 6, Class A as per the table below:

	Criteria of A.1	Compliance
A.1a	(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area.	The development is not proposed to be carried out on a separate parcel of land.
A.1b	(b) it would consist of the erection or extension of any building on an established agricultural unit (as defined in paragraph X Part 3) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins.	No development under Class Q or S of Part 3 has been carried out within the agricultural unit.
A.1c	(c) it would consist of, or include, the erection, extension or alteration of a dwelling.	The proposals do not consist of or include the extension or alteration of a dwelling.



A.1d	(d) it would involve the provision of a building, structure or works not designed for agricultural purposes.	The building has been designed for agricultural purposes.
A.1e	(e) the ground area would be covered by – (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres, or (ii) any building erected or extended or altered by virtue of Class A, would exceed 1,500 square metres.	The proposed barn would have a ground area of 240m ² . The proposed hard surface would have a ground area of 140m ²
A.1f	(f) the height of any part of the building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres.	The building is not proposed to be located within 3km of an aerodrome.
A.1g	(g) the height of any part of the building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres.	The proposed building would not have a height in excess of 12m.
A.1h	(h) any part of the development would be within 25 metres of a metalled part of a trunk or classified road.	The proposed building would not be located within 25 metres of the metalled part of a trunk or classified road.
A.1i	(i) it would consist of, or include the erection or construction of, or the carrying out of any works to, a building, structure or excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation, or would be, within 400 metres of the curtilage of a protected building.	The proposed building would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.
A.1j	(j) it would involve excavations or engineering operations on or over article 2 (4) land which are connected with fish farming.	The proposal does not involve excavations or engineering operations on or over article 2(4) land which are connected to fish farming.
A.1k	(k) any building for storing fuel or waste from a biomass boiler or an aerobic digestion system –	The proposal does not involve the storing of fuel or waste from a biomass boiler or an aerobic digestion system.



	(i) would be used for storing waste not produced by that boiler system or for storing fuel not produced on land within the unit, or (ii) is or would be within 400m of the curtilage of a protected building.	
A.11	(I) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.	The proposal would not be carried out on land that is, or is within the curtilage of, a scheduled monument.

Siting, Design and External Appearance

The proposed barn has been designed to have the character and appearance of a traditional agricultural building and would be constructed with external materials typical for an agricultural setting. Moreover, the proposed barn has been specifically designed to accommodate specialist agricultural equipment and machinery used in relation to the use of the agricultural land parcel. It would be designed and built to Agricultural Design Specification BS5502 as a minimum standard.

In terms of its siting, it would be positioned on an area of the unit that provides a level plateau. It would be set away from the site boundaries to minimise its wider public impact, albeit as a specifically designed agricultural building, it would have a design and external appearance in keeping with the countryside setting.

Conclusions

The proposed development would be compliant with Part 6, Class A of the Order and it is the applicant's view that prior approval should not be required. However, in the event that the Local Planning Authority consider that its prior approval is required, it is submitted that the proposed development would have an acceptable siting, design and external appearance and thus that prior approval should be granted.

Yours sincerely,



Tom Donovan BA(Hons) MA MRTPI, Director

PETER GEORGE TOWN PLANNING