

Mr Tom Rea,
Senior Planning Officer,
North Herts District council,
Gernon Road,
Letchworth,
Herts.

8th April 2025

Nortonbury Farmhouse, Nortonbury Lane, Letchworth, SG6 1AN

Dear Tom

You may remember that I asked your opinion and informal advice regarding the separation of the existing annexe at the above for occupation as a separate dwelling for the owners who wish to downsize as they no longer need a large family property.

Nortonbury Farmhouse is not listed or in a conservation area but it is within the green belt.

You very kindly suggested that as long as no major works of repair or rebuilding were involved and the building had its own amenity area and parking it may well be acceptable under NHDC policies and the NPPF .

Since our informal discussion in November 2024 the Letchworth Garden City Corporation have given consent for the separation subject to conditions.

Before Graham and Rose Hilton (the land and property owners) can move forward with the LGCC they need to secure planning approval from NHDC for the change of use.

The existing building does not require any external work, repair or extension and has a dedicated parking area together with its own fenced amenity area.

Given you much valued informal advice we attach a formal application for the change of use which, if successful, will allow the occupation of " the annexe" by the applicants followed by the sale, lease or rent of the main dwelling to provide retirement income.

Thank you once again for your informal advice and should you require a site meeting or any further information please let me know.

Yours sincerely

Mike Easton