

Pirton Parish Council



Parish Clerk:
Mr Edward Roberts
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Mr Tom Rea  
Planning and Conservation  
NHDC  
Letchworth Garden City

16 September 2024

Dear Mr Rea,

Re: Pirton Hall, Pirton 24/01824/S73

Thank you for consulting the Pirton Parish Council.

We object to the grant of planning permission for this application.

We find this application somewhat confusing.

1. This is a Section 73 application. The reference is to a change in access. Section 73 applications are about amending conditions attached to planning applications. In this case as in many others, Cond 2 is a standard condition saying the development must be carried out in accordance with the details specified in the application. This normally refers to minor changes to materials, perhaps a change to landscaping, minor change to access etc. This application, far from being merely about access (which does not seem to figure in the detail at all) appears to be solely about design and materials of the property that is being changed. Given this confusion, the application should be refused.

2. We refer to the original application and the grant of planning permission. It was originally granted as a reuse of an existing rural building even though outside the development area. Quoting from the decision;

“The re-use of rural buildings for residential purposes will be permitted provided that:

- ☐ there will be no adverse effect on the local rural economy;
- ☐ **the building will not require extensive alteration, rebuilding, and/or extension;**
- ☐ the use of the building and its curtilage will not harm the character of the countryside, or have an adverse effect on highway safety.
- ☐ The re-use of buildings in the Green Belt which are of permanent and substantial construction will be permitted where the above criteria are met and provided that the new use does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it.

It is considered that the proposed works comply with the above criteria. The extension is relatively small when considered against the size of the existing

building and it is of permanent and substantial construction. **There would be no materially greater visual impact.**"

Also;

**"The extension to the barn is relatively modest, is set in from both sides of the barn and has a lower roof than the main barn and will largely not be visible. I consider that the proposed development complies with criteria a and b of Policy CGB4."**

As far as we can see:

The roof and roof line has been substantially altered and is higher.

It seems now entirely clad and has no exposed bricks definitely altering the appearance.

Fenestration has been substantially altered.

Our view is that such is the alteration that the redundant building will now qualify as **extensively altered or rebuilt**.

Thus, the proposed changes arguably no longer comply with criteria a and b of Policy CGB4, and are outside the scope of Section 73 applications.

Yours sincerely,

Jill Rogers,  
Chairman, Pirton Parish Council