



## **NORTH HERTFORDSHIRE DISTRICT COUNCIL**

Town and Country Planning Act 1990

**Correspondence Address:**

Dorli Newbery Structures  
Shingle Hall  
Ongar Road  
Great Dunmow  
CM6 1JB

**Developer**

Mr Tom Chapman - Estate manager

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### **PARTICULARS OF DEVELOPMENT**

**Application:** 26/01947/PNR

**Proposal:** Change of use of existing agricultural building to flexible commercial use comprising pottery studio and workshop, pottery teaching and associated storage, together with gym equipment repair and associated storage.

**Location:** Waterhall Farm, The Valley, Whitwell, Hitchin, Hertfordshire, SG4 8BN

**Plan Nos:** 2026-415-01  
2026-415-02  
2026-415-03  
2026-415-04

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North Hertfordshire District Council, as local planning authority, hereby confirm that their **Prior Approval Is Not Required** for the proposed development which is in compliance with the limitations and conditions under Class R, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority on 04.08.2026 and the plan(s) listed above and subject to the following condition/s:

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3 Class R.

2. There shall be no external lighting installed without the prior written approval of the Local Planning Authority.

Reason: To safeguard the visual amenities of the rural area and protect the habitat of nocturnal species including bats in accordance with Policies SP12, D1, D3 and NE4 of the North Hertfordshire Local Plan 2011-2031.

3. The use shall only operate between the hours of 8.00 AM to 19.00 PM on Mondays to Fridays, and 8.00 AM to 12.00 PM Saturday(inclusive) and at no time on Sundays or Bank Holidays.

Reason: To protect nearby amenity and living conditions in compliance with Policy D3 of the North Hertfordshire Local Plan 2011-2031.

#### **Informatives:**

1. AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at:  
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.  
AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at:  
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

**It is important that you read and understand all of the following information:**

It is a requirement of Section W of Part 3 of the order that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.

Signed:



Shaun Greaves  
Development and Conservation Manager

Development Management  
North Hertfordshire District Council  
Council Offices  
Gernon Road  
Letchworth  
Herts  
SG6 3JF

**Date:** 28 September 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>

## **RIGHT OF APPEAL**

If the applicant is aggrieved by the decision of the Local Planning Authority, he may, in accordance with Section 195 of the Act, appeal to the Secretary of State for the Environment within 6 months of the date of this notice. For further information and appeal forms, go to the following website:

**<http://www.planningportal.gov.uk/planning/appeals>**

Or contact the Planning Inspectorate Customer Services Team:

Phone: 0303 444 5000

Email: [enquiries@planningportal.co.uk](mailto:enquiries@planningportal.co.uk)

Address: The Planning Inspectorate, Suite C, 4th Floor, Spectrum Building, Bond Street, Bristol, BS1 3LG