



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning

North Hertfordshire Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

District ref: 25/01461/FP
HCC ref: NH/25407/2025
HCC received: 16 June 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

THE BARN STONY LANE TEA GREEN LUTON LU2 8PS

Application type

Full Application

Proposal

Change of Use of Public House with extended food provision (Sui Generis) to Function Venue (Sui Generis) and retrospective application for the removal of existing timber pergola and erection of an aluminium pergola with glazed panels.

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

No development shall commence until a Car Parking and servicing Management Plan relating to measures to manage the car parking shall be submitted to and approved in writing by the local planning authority, in consultation with the Highway Authority. It shall include (but not limited to) the following:

- manage peak events and prevent congestion.
- Parking attendants to assist with directing traffic.

The Car Parking Management Plan shall be fully implemented before the development is brought into use agreed by the Local Planning Authority and thereafter retained for this purpose.

Reason:

In the interests of highway operation and safety and to ensure sufficient available on-site car parking meets the needs of users of the proposed development and in the interests of encouraging the use of sustainable modes of transport.

Brief description in support of proposed development by the applicant:

Planning permission is sought for a change of use from a public house with extended food provision (sui generis) to a function venue (sui generis) for holding weddings, celebrations and events for individuals and the corporate market.

Retrospective planning permission is sought for the demolition of the existing timber pergola and its replacement with a convertible aluminium pergola with glazed panels in a similar location to the rear of the building. The extended seating offered by the pergola allows larger functions to take place, which has broadened the appeal of the venue to a wider range of faiths, cultures and communities from the surrounding area, who require larger gatherings for weddings and functions.

Access

There is no change to the existing access onto Stoney Lane. The parking and turning arrangements are the same, with ample space available to turn a vehicle and exit the site in forward gear. The car parking area has been extended onto an existing area of gravel and rough ground to the rear of the existing car park. This area is already used for car parking as an overflow parking area.

The venue was already being used for functions in associated with the public house use. The change of use to a function venue does not alter the uses that take place, other than from a planning use class definition. Functions have taken place at the site since 2015 and before from a marquee and then the barn, so this change of use just formalises the balance of uses on the site.

Guests attending functions, due to the rural location of the Barn tend to organise mini-bus transport and taxi's, and whilst there is ample parking, the function venue places less demand on the car park and generates fewer individual trips due to the nature of the use.

The new pergola has a raised floor, which is level with the function room, so there is a level access to the existing building in accordance with disabled access requirements.

Highways comments:

A retrospective planning permission is sought for a change of use from a public house with extended food provision (sui generis) to a function venue (sui generis) for holding weddings, celebrations and events for individuals and the corporate market.

The proposed car parking provision is the responsibility of the LPA to determine the level and suitability of the car parking proposals, however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of the HCC HA.

Whilst the applicant has submitted a planning design and access statement in which the above information is provided in support of the application, however no substantive detailed information has been provided about the maximum number of visitors, existing formal car parking spaces, overspill spaces numbers and accessibility and congestion etc to demonstrate that the expected level of visitors can be accommodated/managed on site and not overspill (if any) onto the public highway.

The HA believes that there is sufficient scope for the applicant to satisfactorily address the above requirements and therefore can be conditioned. A Parking and servicing Management Plan relating to measures to manage the car parking and prevent congestion/overspill onto the public highway.

Recommendation:

The Highway Authority has considered that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways and consequently have no objections subject to the following conditions and highway informative's.

Signed

Senober Khan

7 July 2025