

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03192/AG	Agricultural Barn with associated hardstanding and access track	Clovertop Nup End Old Knebworth Knebworth Hertfordshire SG3 6QJ

Submitted Plan Nos

20201-20 Rev C

1.0 Relevant History

1.1 None.

2.0 Policies

2.1 Town and Country Planning (General Permitted Development) (England) Order 2015, Part 6, Class A, as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018.

3.0 Representations

3.1 None undertaken.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The site is located off Slip Lane south of Nup End on agricultural land just outside the village. The agricultural holding is stated on the application form as being 30.0 hectares.

4.2 Proposal

4.2.1 The application is for the erection of an agricultural barn. The barn would measure 10m in width 20m in length and would be 5.5m high to the ridge. It is proposed to use the barn for grain and hay storage to replace existing agricultural buildings to be demolished.

4.3 Key Issues

4.3.1 The erection of this building is development, and therefore the key consideration is whether it meets the test requirements of being agricultural permitted development, as set out under the Town and Country Planning General Permitted Development Order 2015, Part 6 (Agriculture and Forestry) , Class A, and whether the visual impact of the building would result in requiring the prior approval of its siting, design, and external appearance.

4.3.2 The entire agricultural unit measures approx. 30.0 ha. Therefore, I consider that it does have the permitted development rights as set out under Part 6, Class A for agricultural

development on units of more than 5 hectares for "works for the erection, extension or alteration of a building", subject to the restrictive criteria set out under that class. This is:

- The parcel of land comprising Clovertop Farm extends to approximately 30.0 hectares, significantly more than 1 hectare;
- Development under Class Q or S of Part 3 of this Schedule has not been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;
- it is not works to a dwelling;
- it is for the purposes of agriculture;
- The area of the building would be 200 sqm and therefore less than 1500 sqm in area. (Please note that the GPDO was amended in 2024 and the area changed from 1,000 to 1,500 sqm);
- ☐ The proposed hardstanding and access would be 400 sqm and therefore less than the maximum permitted under Class A1 e) i)
- The building is not within 3km of an aerodrome;
- The building is no more than 5.5m in height to the ridge;
- It is not within 25m of a trunk or classified road;
- It would not be used for livestock, slurry or sewage sludge;
- It is not fish farming;
- It is not proposed to store any fuel in this building from a biomass boiler or an anaerobic digestion system.

4.3.3 With regards to the conditions under Part 6 Class A:

- The building would not be used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;
- It does not involve the extraction of minerals from the site;
- Waste materials are not proposed to be brought on to the land from elsewhere.

4.3.4 The building would be a size typical for an agricultural building. It would be visible to a limited extent from public views from Slip Lane and Footpaths 015 & 026. I do not, however, consider that the new building will look out of place in this location, as it is appropriate in the farming landscape and would be viewed in the context of the existing

farm buildings nearby. On this basis, I conclude that the siting and external appearance of the building is acceptable, and the prior approval of the details of siting, design and external appearance are not required.

4.4 Conclusion

4.4.1 Prior approval is not required.

5.0 Recommendation

5.1 Prior approval is not required.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 January 2026	