

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01705/NMA	Installation of canopy and brise soleil to the south elevation of the existing concrete barn with additional glazing to the north elevation and relocation of the approved rooflights and an increase in their number from two to four (as Non-Material Amendment to planning permission 25/01141/FP granted 11.12.2025)	Irongate Barn Halls Green Weston Hitchin Hertfordshire SG4 7DR

Submitted Plan Nos

255-001 255-002 255-003 255-004 255-005 255-006 255-000

1.0 Policies

2.0 Site History

- 2.1 **25/01935/FP** - Change of use of existing barn from storage and distribution (Use Class B8) to use as a community events and learning centre for agriculture, cookery and related rural based activities (Use Class F1). Repairs to timber frame and external weatherboarding, including interfaces with adjacent construction, making good after dountaking of harmful modern

fabric. Internal wall linings. Replacement glazing and adjusted openings with replacement glazing, localised repairs to existing concrete floor slab. Provision of services routes.

Conditional Permission.

- 2.2 **25/01936/LBC** - Change of use of existing barn from storage and distribution (Use Class B8) to use as a community events and learning centre for agriculture, cookery and related rural based activities (Use Class F1). Repairs to timber frame and external weatherboarding, including interfaces with adjacent construction, making good after downtaking of harmful modern fabric. Internal wall linings. Replacement glazing and adjusted openings with replacement glazing, localised repairs to existing concrete floor slab. Provision of services routes.

Conditional Consent.

- 2.3 **25/01141/FP** - Change of use of existing barn from storage and distribution (Use Class B8) to use as a community events and learning centre for agriculture, cookery and related rural-based activities (Use Class F1). Single storey extension to barn following demolition of existing lean-to. Installation of solar panels to roof of converted barn and plant to the roof of the proposed extension including six cycle spaces.

Conditional Permission.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a cluster of farm buildings on the west side of Halls Green Road within a built-up hamlet of Halls Green. The site is within the Green Belt. There is a public right-of-way to the rear of the farmstead. Irongate Farmhouse is a Grade II listed building which lies south of the application site. The application relates to one of the modern barns which do not fall under the curtilage listing of the farmhouse. The farmstead is served by two vehicle access points at the north and south of the site.

4.2 **Proposal**

- 4.2.1 The application proposes the following amendments to original planning permission 25/01141/FP granted 11.12.2025:

- ☐ Installation of canopy and brise soleil to the south elevation of the existing concrete barn
- ☐ Additional glazing to the north elevation
- ☐ Relocation of the approved rooflights and an increase in their number from two to four

4.3 **Key Issues**

- 4.3.1 The key issue for consideration is whether the proposed amendments would constitute a material alteration to the previously granted scheme.

4.4 **Design, Appearance and impact on Heritage Assets**

- 4.4.1 The proposed alterations are minor and would not materially alter the appearance of the building as seen from the public realm. The proposal would not impact the setting of the listed farmhouse.

4.5 **Neighbouring Amenity**

- 4.5.1 The altered fenestration to the north elevation would be a ground level and would not provide any overlooking of neighbouring amenity.

4.6 **Conclusion**

- 4.6.1 For the reasons above, I consider that the proposed alterations would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme will be acceptable in planning terms.
- 4.6.2 The proposed changes to the scheme are not considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendments are **AGREED**.

5.0 Recommendation

- 5.1 That the non-material amendment is **AGREED**.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 September 2026	