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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Brown & Co
CC6A
Clifton Court
Clifton Road
Cambridge
Cambridgeshire
CB1 7BN
United Kingdom

Applicant:

Mr & Mrs Andy and Laura McKenna

PARTICULARS OF DEVELOPMENT

Application: 26/00527/FP

Proposal: Change of use from equestrian land to dog walking facility and glamping site to include erection of 5 shepherds huts and installation of fencing, access road and parking.

Location: Lower Green Farm, Lower Green, Ickleford, Hitchin, Hertfordshire, SG5 3TW

Plan Nos: 25.066.DL0101_P2
25.066.DX0001_P2
25.066.DX0002_P2
25.066.DK0001_P2
25.066.DK0002_P2
25.066.DD0002_P1 - Proposed Construction Details (Fencing)
25.066.DD0001_P1 - Proposed Construction Details
02 Shepherds Huts Floor Plan
03 Shepherds huts Elevations

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by

you in your application received with sufficient particulars on 26 March 2026, subject to the following condition(s):

Biodiversity Net Gain

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).
Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Planning Conditions

2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
3. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.
4. Prior to the commencement of development, and for the duration of construction and thereafter, Public Bridleway Ickleford 004 shall remain unobstructed and available for use at all times. No materials, plant, or equipment associated with the development shall be stored or placed on the public right of way.

Reason: To ensure the continued safe and convenient use of the public right of way in accordance with the NPPF.
5. Prior to first occupation of the shepherds huts and prior to the first use of the dog walking field by members of the public of the development hereby permitted, the vehicular parking and turning areas shown on the approved plans shall be laid out,

surfaced, and made available for each use. These areas shall thereafter be permanently retained for their intended purpose.

Reason: To ensure adequate off-street parking and turning provision in the interests of highway safety and to avoid obstruction of the public highway, in accordance with Policy T1.

6. Prior to first occupation of the shepherds huts or prior to the first use of the dog walking field by members of the public (whichever is first), all access roads, driveways, and turning areas within the site shall be properly surfaced in a hardbound material for a minimum distance of 5 metres from the highway boundary and retained thereafter.

Reason: To prevent the discharge of loose material onto the highway in the interests of highway safety, in accordance with Policy T1 and the NPPF.

7. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Method shall include details of:
 - a. Access arrangements to the site;
 - b. Traffic management requirements;
 - c. Construction and storage compounds (including areas designated for car parking, loading/unloading and turning areas);
 - d. Siting and details of wheel washing facilities;
 - e. Cleaning of site entrances, site tracks and the adjacent public highway;
 - f. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times (if nearby schools);
 - g. Provision of sufficient on-site parking prior to commencement of construction activities;
 - h. Post construction restoration/reinstatement of the working areas and temporary access to the public highway; and
 - i. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018), Policy T1 of the Local Plan and the NPPF.

8. The site shall not be open to the public until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. Such a management plan shall identify measures to control noise emanating from the hereby permitted uses. Any identified measures shall be implemented in accordance with the approved plan at all times.

Reason: To protect the amenity of neighbouring residents. in accordance with Local Plan policy D3 and the requirements of the NPPF.

9. The approved details of landscaping shall be carried out before the end of the first planting season following either the first use of the dog walking field or first occupation of the shepherds huts, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

10. Prior to first occupation of the shepherds huts or use of the dog walking field by members of the public (whichever is first), details of any proposed lighting must be submitted to and agreed in writing by the Local Planning Authority and only the agreed details can be implemented on site.

Reason: In the interests of the appearance of the locality within the countryside and Green Belt and in accordance with Policy NE2 of the North Hertfordshire Local Plan 2011 - 2031.

11. There shall be no buildings, structures, hard surfaces, artificial grass, fences or other permanent means of enclosure on the application site, other than those approved as part of this application, unless first agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the locality and openness of the Green Belt and in accordance with Policy NE2 of the North Hertfordshire Local Plan 2011 - 2031.

12. The dog walking field shall not be used except between 0800 hours and 2000 hours, without the prior agreement in writing of the Local Planning Authority.

Reason: In the interests of amenity and in accordance with Policy D3 of the Local Plan and requirements of the NPPF.

13. The dog walking field shall only be used on the basis of one booking per hour as setting out in the supporting Planning Statement dated February 2026, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to control the level of use and trip generation at the site in accordance with Policy T1 and Policy D3 of the Local Plan and requirements of the NPPF.

14. There shall be no external storage of equipment and general paraphernalia associated with the dog walking use of the land.

Reason: In the interests of the appearance of the locality and openness of the Green Belt and in accordance with Policy NE2 of the North Hertfordshire Local Plan 2011 - 2031.

15. In the event that the use of the dog walking field hereby permitted ceases, the approved fencing and associated structures hereby permitted shall be removed

from the site within 3 months of its last use as a dog walking site and the land reinstated to its former condition.

Reason: In the interests of visual amenity and to preserve the openness of the Green Belt.

16. Glamping site is limited to the southern part of the site as shown on plan DK0001 P2 and for a maximum of 5 shepherds hut style structures.

Reason: In the interests of the appearance of the locality and openness of the Green Belt and to limit trip generation in accordance with Policy NE2, SP5 and T2 of the North Hertfordshire Local Plan 2011 - 2031.

17. The shepherds huts hereby approved shall be used solely for short-stay, holiday lets only and not for long term or permanent occupation.

Reason: In the interests of the appearance of the locality and openness of the Green Belt and to limit trip generation in accordance with Policy NE2, SP5 and T2 of the North Hertfordshire Local Plan 2011 - 2031.

18. In the event that the use of the glamping site hereby permitted ceases, the approved shepherds huts and associated structures hereby permitted shall be removed from the site within 3 months of the last use and the land reinstated to its former condition.

Reason: In the interests of visual amenity and to preserve the openness of the Green Belt.

Informatives

1. 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.
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2. 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.

3. Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.
4. Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>
The Biodiversity Gain Plan should be submitted as an 'application for approval of details reserved by condition following grant of planning permission' via the Planning Portal.
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5. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:
 - erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
 - altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
 - building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
 - dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
 - diverting or impounding the flow of water or changing the level of water in a main river
 - quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
 - any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
 - any activity within 16 metres of a sea defence structure
 - activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)
 - For further guidance please visit Flood risk activities: environmental permits -GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk .
 - The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Proactive Statement:

1. Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 21 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>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Applicants will need to pay a compliance fee where they request confirmation in writing of any planning consent, agreement or approval (commonly known as discharge of conditions) required by one or more conditions or limitations attached to a grant of planning permission.
- 3 The fee is £309 per request or £89 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse.

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available via the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-

[application](#)

- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development

which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

8 **Cadent Gas Informative:**

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

