

Our ref: HS/Taylor

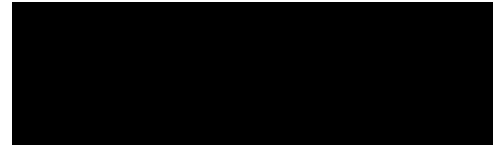
Your ref:

13th March 2026

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

St Neots Office

The Fairways
Wyboston Lakes
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MK44 3AL



Dear Sir or Madam,

Applicant: Mr Richard Taylor, St Ibbs Farm, London Road, St Ippolyts, Hitchin

Site Address: Tatmore Place Farm, Preston Road, Gosmore, Hitchin, SG4 7QR

Proposal: Prior notification for the erection of a new agricultural barn under Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

On behalf of Ms J Taylor, we submit a Prior Approval application for the erection of a new agricultural barn under Part 6 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (hereafter 'the GPDO').

The application comprises this letter and the following documents to be considered as part of the determination of the application:

- Application Forms
- Location Plan (26.012.DL0101_P1)
- Site Plan as Proposed (26.012.DK0001_P1)
- Site Plan as Existing (26.012.DX0001_P1)

Site Context

The site consists of farmyard located approximately 4.3 miles to the northwest of Stevenage. Richard Taylor Farming operates the agricultural unit.

The agricultural holding is 355ha in area, forming part of an agricultural parcel that exceeds 5ha. The land has been used for the purposes of agriculture for more than 100 years.

The site is not within a conservation area, and there are no listed buildings in its immediate vicinity. The nearest are the Grade II listed "Tatmore Place", located around 210 metres northeast of the site, and Grade II listed "The Clock House", located 200 metres further east.

There are two Public Rights of Way (PROWs) in the vicinity of the site. Public Footpath St Ippolyts 8 runs east-west between Preston Road and Hill Lane, approximately 320 metres to the east of the site. A second route, Footpath Preston 013, is located around 775 metres to the west, providing a pedestrian connection towards Preston to the southwest.

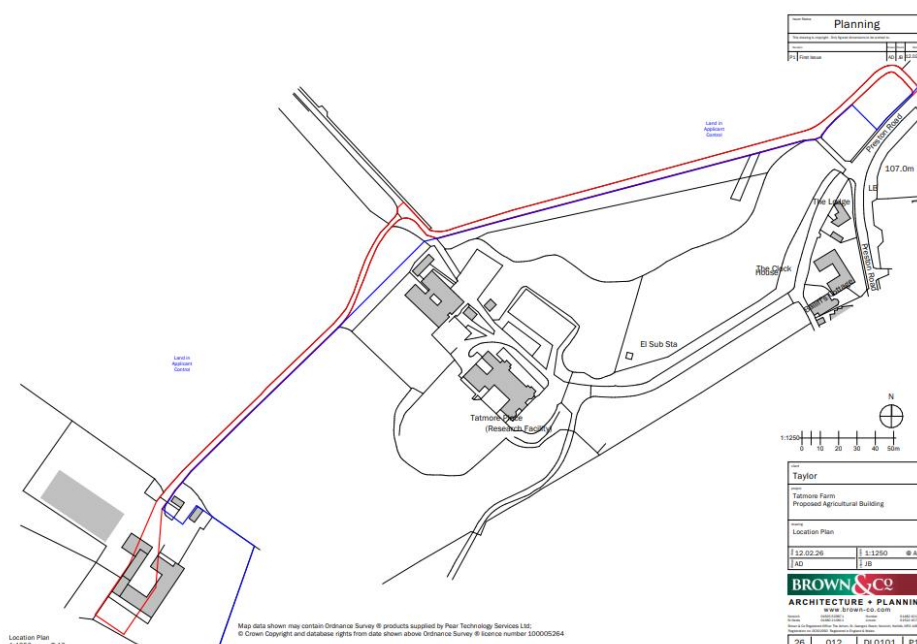


Figure 1: Location Plan

Planning History

A review of the Council's public access database identified one relevant previous planning application concerning the site, set out below.

- 25/01204/AG – application for erection of agricultural building for the storage of hay and straw – **Prior Approval not required 21 May 2025**

There is also planning history relating to the wider St Ibbs site, which includes additional agricultural buildings, laboratories and office buildings.

- 78/00167/1 – erection of single storey storage building – **Conditional Permission 13 April 1978**
- 80/01680/1 – outline application for extension to existing storage facilities – **Conditional Permission 18 December 1980**
- 05/00328/1 – application for use of land as Outdoor Activity Centre (Assembly and Leisure) Class D2 use only – **Withdrawn 17 May 2005**
- 11/01392/1 – change of use from residential dwelling (Class C3) to offices (Class B1) – **Conditional Permission 22 August 2011**
- 18/00338/FP – erection of two storey linked office block – **Conditional Permission 27 June 2018**

Proposed Development

The proposed agricultural building will serve as a machinery shed, constructed of green plastisol-coated steel profiled sheeting, with the roofing consisting of grey fibre cement roof sheets. The north, east and south elevations will be partially constructed of concrete grain walling.

The building is reasonably necessary for the purposes of agriculture for storing agricultural machinery and supporting the family enterprise. The agricultural building will be constructed with 95mm thick concrete panels and will be clad down to 2.35m from finished floor level with 0.5mm green plastisol coated box profile sheets.

The total area of the building will be 557 square metres. The building will be 30.48 metres (length) and 18 metres (width), with a height of 6 metres to the eaves and 7.6 metres to ridge.

This prior approval application is submitted alongside a parallel application to ascertain whether prior approval is required for the demolition of the existing agricultural building for which the proposed seeks to replace.

Legislation

This is an agricultural prior notification application under Schedule 2, Part 11, Class B of the Town and Country Planning (GDPO 2015) to ascertain whether prior approval is required for the erection of a replacement barn under Schedule, Part 6 Class A. The relevant legislation, and this proposal's accordance with it, is set out below.

Class A of Part 6 (Agricultural Buildings and Operations) of The Town and Country Planning (General Permitted Development) Order 2015 (2024 Amendment) permits development on units of 5 hectares or more.

a) Any works for the erection, extension or alteration of a building; or

b) Any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture for that unit.

which are reasonably necessary for the purposes of agriculture within that unit (subject to other criteria and conditions set out within the legislation).

The erection of the building would be carried out on agricultural land on a unit of greater than 5 hectares in size. Furthermore, it is required for storing agricultural machinery to support the applicant's business and is therefore reasonably necessary for the purposes of agriculture within the unit.

A.1 Development is not permitted by Class A if— (a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

The development would be carried out on a separate parcel of land forming part of the agricultural unit, which is greater than 1ha.

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

It is not applicable as neither Class Q or S have been carried out within a period of 10 years ending with the date on which development under Class A(a) begins.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The proposal is not for a dwelling.

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

As mentioned above, the agricultural building is required for storing agricultural machinery. The development is therefore intended, and reserved, for agricultural purposes.

(e) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or

(ii) any building erected or extended or altered by virtue of Class A,

would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part¹;

¹ (2) For the purposes of Classes A, B and C— (a) an area "calculated as described in paragraph D.1(2)(a)" comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development;

The proposed building would measure 557sq.m, and the recently consented, but not yet constructed, agricultural building (ref 25/01204/AG) measures 780sq.m; accordingly, the cumulative area of agricultural buildings on the holding would be 1337sq.m, which does not exceed 1,500 sq m.

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

The site is not located within 3 kilometres of an aerodrome.

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The building will not exceed 12 metres in height.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

No part of the development would be within 25 metres of a metalled part of a trunk road or classified road.

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The building will not be for the accommodation of livestock, slurry or sewage.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The site is not located on article 2(4) land and the proposal is not for fish farming.

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

- (i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
- (ii) is or would be within 400 metres of the curtilage of a protected building.

Not applicable.

Summary

The proposed building would measure 30.48 metres in length and 18 metres in width, constructed with 95mm thick concrete panels and 0.5mm green plastisol coated box profile steel sheets. It is considered that the proposed building would be typical and appropriate to the rural setting of the site. The site is not within a conservation area and there are no listed buildings in the immediate vicinity of the site. The nearest Public Right of Way, a Public Footpath, runs approximately 320 metres to the east of the site. Moreover, the proposed building is set to replace an existing agricultural building with a similar footprint. Additionally, the proposed agricultural barn is to be located within an existing farmyard adjacent to an existing agricultural building (LPA ref: 25/01204/AG), so would not be out of context in this setting. Prior approval for the existing structure and the siting, design and external appearance of the replacement is therefore not considered to be required by the Local Planning Authority.

In light of the above, we consider that prior approval is not required or should be granted in accordance with Part 6 Class A of Schedule 2 of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended).

We would be grateful to receive confirmation at the earliest that the application has been received.

Yours sincerely,

