



NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

Correspondence Address:

Peter George Town Planning
Nine Hills Road
Cambridge
CB2 1GE

Developer

Mr Alex Farr

PARTICULARS OF DEVELOPMENT

Application:	26/01462/PNR
Proposal:	Change of use and conversion of two bays of existing agricultural barn to form two light industrial units (Class E (g) (iii)).
Location:	Agricultural Barn, Hall Barn, Ashwell Road, Newnham, Hertfordshire, SG7 5JX
Plan Nos:	AF01 - Site Location Plan, AF02 - Proposed Block Plan AF03 - Existing Floor and Site Plan AF04 - Proposed Floor and Site Plan

North Hertfordshire District Council, as local planning authority, hereby confirm that their **Prior Approval Is Not Required** for the proposed development which is in compliance with the limitations and conditions under Class R, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority on 05.06.2026 and the plan(s) listed above and subject to the following condition/s:

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3 Class R.

2. There shall be no external lighting installed without the prior written approval of the Local Planning Authority.

Reason: To safeguard the visual amenities of the rural area and protect the habitat of nocturnal species including bats in accordance with Policies SP12, D1, D3 and NE4 of the North Hertfordshire Local Plan 2011-2031.

Informatives:

1. AN1) 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.

AN2) 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.

It is important that you read and understand all of the following information:

It is a requirement of Section W of Part 3 of the order that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.

Signed:



Ian Fullstone
Service Director – Regulatory

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

Date: 29 July 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>

RIGHT OF APPEAL

If the applicant is aggrieved by the decision of the Local Planning Authority, he may, in accordance with Section 195 of the Act, appeal to the Secretary of State for the Environment within 6 months of the date of this notice. For further information and appeal forms, go to the following website:

<http://www.planningportal.gov.uk/planning/appeals>

Or contact the Planning Inspectorate Customer Services Team:

Phone: 0303 444 5000

Email: enquiries@planningportal.co.uk

Address: The Planning Inspectorate, Suite C, 4th Floor, Spectrum Building, Bond Street, Bristol, BS1 3LG