

18 December 2024

Mr Shaun Greaves
Development and Conservation Manager
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My Ref:0071PA

Dear Mr Greaves

TITMORE GREEN FARM, TITMORE GREEN, LITTLE WYMONDLEY, HITCHIN, SG4 7JT

Please find enclosed two applications for planning permission at Titmore Green Farm. The description of the proposed development is as follows:-

BUILDING 1: *"Change of use of agricultural building to three business/storage units (Commercial Business Services Use Class E(g)(iii) light industrial and Storage or Distribution B8); external alterations and re-cladding; demolition of open storage yard, layout of car parking; construction of cycle store, landscaping and all ancillary works".*

BUILDING 2: *"Change of use of agricultural building to one x 5 bedroomed single-family dwelling; external alterations and re-cladding; demolition of outdoor menage; re-cladding and external alterations to Atcost Barn for use with dwelling; layout of parking, landscaping and all ancillary works".*

The planning applications are accompanied by the following drawings and documents:-

Drawing Register Issue Sheet - Project No: 2737 - Boast Architects.
Planning, Design and Access Statement - Paul Atton/Weldon Beesly.
Energy and Sustainability Statements - TwoEighty Energy Consultants.
Preliminary Ecological Appraisal and Biodiversity Net Gain Calculators - The Ecology Partnership.
Phase 1 Desk Study - Lustre Consulting.
Structural Condition Report – Horne & Littlemore Structural Engineers.

This is a proposed exemplary and highly sustainable project for the conversion of rural buildings to both business and residential use. Separate planning applications have been submitted as the proposals will have separate vehicular access arrangements.

The proposals comply with National Planning Policy Framework and local plan policy objectives allowing for the re-use of existing buildings within the Green Belt. The converted buildings will have an attractive and distinctive appearance, enhancing the setting of the nearby Grade II listed Titmore Green Farmhouse. The three new business units will also supplement the existing commercial units at Titmore Court.

The proposals incorporate the latest energy saving measures to assist in combatting climate change and reducing CO2 as set out in the submitted Energy and Sustainability Statements.

Both projects include ecology and wildlife habitat improvements achieving a Biodiversity Net Gain.

Please contact me should you require any additional information. I will be pleased to meet on site to go through the proposals with officers if this will be helpful.

Yours sincerely,



Paul Atton MRTPI
Consultant Planner

Cc Karen Denbow