

Reference: Land off Bedford Road, Holwell
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Date: 13 November 2024

Development Management
North Herts Council
PO Box 10613
Nottingham
NG6 6DW

To Whom it May Concern,

**Land Off Bedford Road, Holwell, Hertfordshire SG5 3RT
Prior Notification Application to Renew the Grain Store Application (LPA Ref:
21/02842/AG)**

On behalf of our client Ms Helen Flint, Roebuck Land and Planning Ltd have been engaged to renew the Grain Store prior notification application.

An application to determine if prior approval was required for the siting, design and external appearance of the proposed grain store was determined on the 14 October 2021 (LPA Reference 21/02842/AG). It was determined that the development could proceed in accordance with the provisions of Part 6, Class A of the Town and Country Planning General Permitted Development Order 2015 (as amended).

The development was permitted in accordance with the details submitted with the application and within a period of 3 years from the date of its receipt in less agreed in writing with the Local Planning Authority.

The construction of the barn has not been able to start and therefore we wish to renew the application to allow the barn to be constructed. It is anticipated that the barn would be constructed over the winter period, so it is ready for the next harvest.

It should be noted that the regulations for Class A were updated as of the 21st May 2024 to allow for barns to be erected or enlarged up to 1,500sqm and the ability to erect or extend a barn where a scheduled monument exists was removed. This change does not impact on this application as the total size of the barn is 864 sqm (36m in length and 24m in breadth). There are no scheduled monuments within the vicinity of the proposed barn and the nearest is Hillfort on Wilbury Hill which located approximately 2.6km to the east. The nearest scheduled monument to the west is Toot Hill Motte and Bailey Castle and Shrunken Medieval Village at Pirton which is approximately 2.8km away. It is therefore concluded that there would be no impact on these scheduled monuments as a result of the barn.

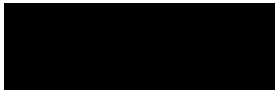
There is no proposed change to the building and as such, all of the plans and supporting documents remain the same.

The following documents are included with the application:

- Location Plan, PL-10B
- Site Plan, PL-11B
- Proposed Floor Plan
- Proposed Elevations

Should any additional information be required, please do not hesitate to contact myself or my colleague Stacey Rawlings.

Yours faithfully



Chloe French, RTPI