

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00294/FP	Change of use of existing barn to Pilates studio including alterations to fenestration (amended plans received 29.04.2026).	Lannock Manor Farm Hitchin Road Weston Hitchin Hertfordshire SG4 7EE

Submitted Plan Nos

25.03.01A 25.03.02B 25.03.03

D1	Sustainable design
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
SP5	Countryside and Green Belt
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN16	Conserve + enhance historic environment

2.0 **Site History**

- 2.1 24/01737/FP - Change of use of first floor to residential use including installation of external staircase and insertion of additional fenestration

Refused.

- 2.2 23/02747/S73 - Variation to condition 2 (filling in undercroft to west side, incorporating a bakery shop, alterations to interior including changes to doors and windows) of planning permission reference 22/02316/FP granted on 13.10.2022 for Change of use of existing barn to Bakery and storage with associated parking.

Conditional Permission.

- 2.3 22/02316/FP - Change of use of existing barn to Bakery and storage with associated parking.

Conditional Permission.

- 2.4 21/01615/FP - Change of use of existing barn to Ice Cream production and storage.

Conditional Permission.

- 2.5 20/00993/FP - Change of Use of existing barn to meat packaging unit with associated parking.

Conditional Permission.

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – None received.

- 3.2 **Weston Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is the Lannock Manor Farm estate located to the west of Weston. The farm complex consist of a number of agricultural buildings and the Grade II listed farmhouse. A number of the buildings have been subsequently converted into butchery, bakery, ice cream shop etc, open on weekend as an attraction. The site lies outside the settlement boundary for Weston and within the Green Belt.

4.2 **Proposal**

- 4.2.1 Permission is sought for the change of use of existing barn to Pilates studio including alterations to fenestration (amended plans received 29.04.2026).

- 4.2.2 No changes in staff required.

- 4.2.3 The proposed materials are:

Doors – Match Existing (timber)

Windows – Match Existing (timber)

Walls - Match Existing (timber)

Roof - Match Existing (slate)

4.3 **Key Issues**

- 4.3.1 The key issues in this case are the principle of development, the design of the development, the impact on heritage assets and impact on the reasonable living conditions of neighbours.

Principle – Green Belt

- 4.3.2 The site is in the Green Belt where there is a general restraint on development that will impact upon openness. However, given that this barn already exists and is proposing to be redeveloped but not enlarged, with alterations to facilitate the change of use incorporated, this proposal will not have any impact upon openness in my view, in accordance with Policy SP5 of the Local Plan and Section 13 of the NPPF.

Principle – Change of Use

- 4.3.3 The principle of this change of use is unobjectionable in my view. Buildings on this farm have a variety of uses and in my view, this additional use as a Pilates studio and treatment room will not be out of keeping with the sites use.

Design and impact of Heritage Assets

- 4.3.4 The barn is located in an isolated position. The proposal was raised at a Conservation Officer surgery meeting, the scheme has been subsequently amended in line with those comments. It is therefore considered that the proposal would have a positive impact on the setting of the Farmhouse when viewed as a pair. The proposed materials and design are considered acceptable.
- 4.3.5 As such, the proposal is considered acceptable in design and heritage terms, in accordance with Section 12 and 16 of the NPPF and Policy D1 and HE1 of the Local Plan.

Impact on Neighbours

- 4.3.6 The proposed change of use would result in an intensification during daytime hours and therefore would not impact the Farmhouse. The proposal would comply with Policy D3 of the Local Plan.

Parking

- 4.3.7 The site benefits from a large car parking area which is sufficient to satisfy the provisions of Policy T2.

Biodiversity Net Gain

- 4.3.8 The proposal is not considered to require a mandatory 10% Biodiversity Net Gain due to the development being *de minimis*. Given that the proposal is for a conversion, it would be acceptable with regard to ecology. The proposal complies with Policy NE4 of the Local Plan, and Section 15 of the NPPF.

Other Matters

- 4.3.8 No hours of operation have been suggested on the application form. Given its isolated nature, I consider 7am to 10pm on any given day to be reasonable.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and compliant with Section 12, 13 and 16 of the NPPF and Policies D1, D2, D3, SP5 and HE1 of the Local Plan.

4.5 **Alternative Options**

- 4.5.1 N/A.

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions.

1. 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.

2. 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.

3. The use hereby permitted (and any other use) shall only take place between the hours of 7.00am and 10.00pm on any given day.

Reason: The use is located in close proximity to the Farmhouse and restriction of activity is necessary to ensure that the residents of those properties can continue to expect to enjoy times of reasonable peace and quiet and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 June 2026	