

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00879/AG	Erection of agricultural building to serve as a grain store and machinery shed following demolition of existing agricultural building.	Tatmore Place Farm Preston Road Gosmore Hitchin Hertfordshire SG4 7QR

Submitted Plan Nos

26.012.DL0101_P1 26.012.DX0001_P1 26.012.DK0001_P1

1.0 Policies

1.0 Relevant Site History

- 1.1 25/01204/AG – Erection of agricultural building for the storage of hay and straw.

Prior Approval Not Required.

- 1.2 26/00880/DD – Demolition of existing agricultural building.

Concurrent application.

2.0 Policies

- 2.1 Town and Country Planning (General Permitted Development) (England) Order 2015, Part 6, Class A, (as amended) by the Town and Country Planning (General Permitted Development etc) (England) (Amendment) Order 2024.

3.0 Representations

- 3.1 No consultation required.

4.0 Planning Considerations

4.1 Site & Surroundings

- 4.1.1 The site is an area of agricultural land and barn situated on the east side of Preston Road between Preston and Gosmore. The site is within the Green Belt.

4.2 Proposal

- 4.2.1 The application is for the erection of an agricultural barn. The building would be 30.48m deep, 18m wide, 6m to eaves and 7.6m to ridge.
- 4.2.2 The proposed materials are: 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.
- 4.2.3 No elevation plan has been submitted, however the application form describes the proposal as:
- “The proposed agricultural building will serve as a grain store and machinery shed, constructed of green plastisol-coated steel profiled sheeting, with the roofing consisting of grey fibre cement roof sheets. The west elevation will be open-sided to facilitate its use for storing agricultural machinery and equipment.”*

- 4.2.4 The applicant has provided the following statement within the application form to justify the need for the proposal:

“It will serve as a replacement barn for a deteriorating agricultural building currently standing in its place. The building is reasonably necessary for the purposes of agriculture for storing agricultural machinery and supporting the family enterprise.”

4.3 Key Issues

- 4.3.1 The erection of this building is development, and therefore the key consideration is whether it meets the test requirements of being agricultural permitted development, as set out under the Town and Country Planning General Permitted Development Order 2024, Part 6, Class A, and whether the visual impact of the building would result in requiring the prior approval of its siting, design, and external appearance.

- 4.3.2 Part 6, Class A of the GPDO states as follows:

A. *The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—*

- (a) 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 within that unit.*

In this respect, the development comprises the erection of an agricultural building within an existing agricultural enterprise. In terms of whether the development is reasonably necessary for the purposes of agriculture, the application is supported by a comprehensive justification statement which sets out that the building is required to provide grain storage.

It is therefore considered that, based on the above justification, the proposed development is reasonably necessary for the purposes of agriculture, as required by this part of the GPDO.

- 4.3.3 The entire agricultural unit measures approx. 16ha. Therefore, it is considered that it does have the permitted development rights as set out under Part 6, Class A for agricultural development on units of more than 5 hectares for *"works for the erection, extension or alteration of a building"*, subject to the restrictive criteria set out under that class. The proposed development, assessed against these criteria, is as follows:

- a) The development would not be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare;*
- b) Development under Class Q or S of Part 3 of this Schedule has not been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;*
- c) The development is not the erection, extension or alteration of a dwelling;*
- d) The development is for the purposes of agriculture,*
- e) The area of the structure proposed would be less than 1500 sqm in area*
- f) The development is not within 3km of an aerodrome;*
- g) The development is less than 12m in height, it would be 9.5 in height to the ridge;*
- h) The development is not within 25m of a trunk or classified road;*

i) The proposed development would not be used for livestock or for the storage of slurry or sewage sludge.

j) The development is not fish farming

k) It is not proposed to store any fuel in this building from a biomass boiler or an anaerobic digestion system.

l) The site is not within a scheduled monument.

4.3.4 With regards to the conditions under Part 6 Class A:

a) The building would not be used for the accommodation of livestock or for the storage of slurry and sewage sludge;

b) The development does not involve the extraction of minerals from the site;

c) Waste materials are not proposed to be brought on to the land from elsewhere.

4.3.5 With regards to the conditions under Part 6 Class A (2):

The proposal is for the erection of a building which under Class A (2) a i) is subject to the Prior Approval of the LPA as to the siting, design and external appearance of the building.

The application has been submitted with a proposed location plan and application form that outline and describe the proposed barn. The resulting building would be a typical agricultural building. The building would be sited beside existing farm structures on the site. As such, it is considered that the proposed building will not look out of place in this location, as it is appropriate in the farming landscape and would be viewed in the context of the existing agricultural buildings nearby. On this basis, the siting and external appearance of the development is acceptable, and the prior approval of the details of siting, design and external appearance are not required

4.4 Conclusion

4.4.1 Prior approval is not required.

5.0 Recommendation

5.1 Prior approval is not required.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 29 April 2026	