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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

Correspondence Address:

Weldon Beesly
The Old Dairy Barn
Offley Hoo, Hoo Lane
Great Offley
Hitchin
Hertfordshire
SG5 3ED
United Kingdom

Developer:

Ms Emily Moore

PARTICULARS OF DEVELOPMENT

Application: 25/02333/PNR

Proposal: Change of use of an agricultural building to a flexible use within Class B8 (Storage or Distribution).

Location: Lilley Hoo Farm, Lilleyhoo Lane, Lilley, Luton, Hertfordshire, LU2 8NQ,

Plan Nos: J0088591-24-04_01 - Location Plan
J0088591-24-04_01 - Block Plan
J0088591-24-04_01 - EAU Plan
J00XXXX-25-02_01 - Floor Plan

North Hertfordshire District Council, as local planning authority, hereby confirm that their **prior approval is refused** for the proposed development 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 15th September 2025.

Reason for Refusal

Prior approval cannot be issued for the following reasons:-

1. The proposed development would have unacceptable transport and highway impacts and therefore fails to comply with the criterion set out in R.3 (1)(b)(i) Class R of the General Permitted Development Order 2015 (as amended). Prior approval is refused and the proposal is therefore not permitted development under Class R of the Order.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 14 November 2025

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