

Our ref: HS/Taylor

Your ref:

13th March 2026

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Dear Sir or Madam,

Applicant: Mr Richard Taylor, St Ibbs Farm, London Road, St Ippolyts, Hitchin

Site Address: Tatmore Place Farm, Preston Road, Gosmore, Hitchin, SG4 7QR

Proposal: Prior notification for the demolition of an existing agricultural building under Part 11 Class B of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

On behalf of Ms J Taylor, we submit a Prior Approval application for the demolition of an existing agricultural building under Part 11 Class B of Schedule 2 of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended) (hereafter 'the GPDO').

The application comprises this letter and the following documents to be considered as part of the determination of the application:

- Application Forms
- Location Plan (26.012.DL0111_P1)
- Demolition Site Plan as Proposed (26.012.DK0001_P1)
- Site Plan as Existing (26.012.DX0001_P1)
- Displayed Site Notice

Site Context

The site consists of a farmyard located approximately 4.3 miles to the northwest of Stevenage. Richard Taylor Farming.

The agricultural holding is 355ha in area, forming part of an agricultural parcel that exceeds 5ha. The land has been used for agricultural purposes for more than 100 years.

The site is not within a conservation area, and there are no listed buildings in its immediate vicinity. The nearest are the Grade II listed "Tatmore Place", located around 210 metres northeast of the site, and Grade II listed "The Clock House", located 200 metres further east.

There are two Public Rights of Way (PRoWs) in the vicinity of the site. Public Footpath St Ippolyts 8 runs east-west between Preston Road and Hill Lane, approximately 320 metres to the east of the site. A second route, Footpath Preston 013, is located around 775 metres to the west, providing a pedestrian connection towards Preston to the southwest.

Planning History

A review of the Council's public access database identified one relevant previous planning application concerning the site, set out below.

- 25/01204/AG – application for erection of agricultural building for the storage of hay and straw – **Prior Approval not required 21 May 2025**

There is also planning history relating to the wider St Ibbs site, which includes additional agricultural buildings, laboratories and office buildings.

- 78/00167/1 – erection of single storey storage building – **Conditional Permission 13 April 1978**
- 80/01680/1 – outline application for extension to existing storage facilities – **Conditional Permission 18 December 1980**
- 05/00328/1 – application for use of land as Outdoor Activity Centre (Assembly and Leisure) Class D2 use only – **Withdrawn 17 May 2005**
- 11/01392/1 – change of use from residential dwelling (Class C3) to offices (Class B1) – **Conditional Permission 22 August 2011**
- 18/00338/FP – erection of two storey linked office block – **Conditional Permission 27 June 2018**

Proposed Demolition

The existing agricultural building is currently used to store agricultural machinery and forms part of a yard. It is now in a state of disrepair and requires replacement so to remain fit-for-purpose and continue serving its function in the family farming business. Historic satellite images indicate that the existing agricultural building has been in place since, at the latest, 31 December 2000. Its age is evident in the deteriorating corrugated iron roofing and how the structure has begun to be overgrown by brambles.

This prior approval application is submitted in parallel with a separate application to determine whether prior approval is required for a new agricultural building to be sited in the same position as the existing building.

The site notice will be displayed in line with legislation for the duration of 28 days from date of submission.

In terms of method of demolition, this will take place through a combination of using a JCB and handwork (to dismantle loose sheets). The applicant intends to keep the soil/rubble onsite.

Legislation

This is an agricultural prior notification application under Schedule 2, Part 11, Class B of the Town and Country Planning (GDPO 2015) to ascertain whether prior approval is required for the demolition of an agricultural building. The relevant legislation, and this proposal's accordance with it, is set out below.

Class B of Part 11 (Agricultural Buildings and Operations) of The Town and Country Planning (General Permitted Development) Order 2015 (2024 Amendment) permits development on units of 5 hectares or more.

Demolition is not permitted by Class B if—

- (a) *The building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;*

Not applicable

- (b) *The demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)*

Not applicable

- (c) *The building is used, or was last used, for a purpose falling within—*

- (i) *Article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or*

Not applicable; the building was last used for agricultural purposes

- (ii) *Article 3(6)(q) (drinking establishments with expanded food provision) of that Order;*

Not applicable; the building was last used for agricultural purposes

- (d) *The building is used, or was last used, for the purpose of –*

- i) *A concert hall;*

Not applicable; the building was last used for agricultural purposes

- ii) *A venue for live music performance; or*

Not applicable; the building was last used for agricultural purposes

- iii) *A theatre*

Not applicable; the building was last used for agricultural purposes

- e) *the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure—*

- (i) *That is a listed building;*

The agricultural barn is not a listed building, nor is it in the setting of one.

- (ii) *That is a scheduled monument;*

The agricultural barn is not a listed building, nor is it in the setting of one.

- (iii) *Within a cemetery, on consecrated land, or within the curtilage of a place of public worship;*

The agricultural barn is not within a cemetery, nor is it on consecrated land or within the curtilage of a place of public worship.

- (iv) *Within the grounds of a museum or art gallery; or*

The agricultural barn is not within the grounds of a museum or art gallery.

- (v) *Within the curtilage of a dwellinghouse*

The agricultural barn is not within the curtilage of a dwellinghouse.

Summary

The site is not within a conservation area, and there are no listed buildings in the immediate vicinity of the site.

In light of the above, we consider that prior approval is not required or should be granted in accordance with Part 11 Class B of Schedule 2 of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended).

We would be grateful to receive confirmation at the earliest that the application has been received.

Yours sincerely,

Heidi Surfleet BA (Hons)

Graduate - Planner

For and on behalf of Brown & Co - Property and Business Consultants LLP

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