

Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within General Industrial (Class B2), Storage or Distribution (Class B8), Hotels (Class C1), Commercial/Business/Service (Class E), Outdoor Sport or Recreation (Class F2(c)), or for the provision of agricultural training.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Waterhall Farm
Address Line 1	Hitchin Lane
Address Line 2	Whitwell
Address Line 3	
Town/city	Hitchin
Postcode	SG4 8AF

Description of site location must be completed if postcode is not known:

Easting (x)

518487

Northing (y)

221260

Description

Farm yard parallel to The High Street Whitwell. East of The Valley. Access from Hitchin Lane

Applicant Details

Name/Company

Title

Mr

First name

Tom

Surname

Chapman - Estate manager

Company Name

Waterhall Farm - St Pauls Walden Bury Estate

Address

Address line 1

St Pauls Walden Bury Estate

Address line 2

The Estate Office

Address line 3

East Hall Farm

Town/City

St Pauls Walden

County

Hertfordshire

Country

United Kingdom

Postcode

SG4 8DL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Dorli

Surname

Newbery

Company Name

Dorli Newbery Structures

Address

Address line 1

Shingle Hall

Address line 2

Ongar Road

Address line 3

Town/City

Great Dunmow

County

Country

Postcode

CM6 1JB

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Is your proposal for a change of use from an agricultural building (and any land within its curtilage) to one of the following uses:

- General Industrial (Use Class B2) for the processing of raw goods, excluding livestock, which are produced on the site and are to be sold on the site (which can also be together with goods ancillary to the processing of those raw goods).
- Storage and Distribution (Use Class B8)
- Hotels (Use Class C1)
- Shops; Financial/Professional services; Restaurants and Cafes; Offices; Business; Indoor Sport; Recreation, or Fitness (Use Class E)
- Outdoor sport or recreation, not involving motorised vehicles or firearms (Use Class F2 (c))
- Use for the purposes of agricultural training

☒ Yes

☐ No

Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

☒ Yes

☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed in use under this permitted development right exceed 150 square metres?

☒ Yes

☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed in use under this permitted development right exceed 1000 square metres?

☐ Yes

☒ No

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

☐ Yes

☒ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

Change of use of existing agricultural building to flexible commercial use (Class E) comprising pottery studio and workshop, pottery teaching and associated storage, together with gym equipment repair and associated storage"

Please provide details of any transport and highways impacts and how these will be mitigated:

Units being marketed to existing users of Waterhall Farm as extensions to their current premises. There is no parking outside the units only use of the communal parking on the farm. No large vehicles will have access to the units. No impact to the wider highways is expected due to the low intensity of the proposed usage.

Please provide details of any noise impacts and how these will be mitigated:

The proposed users are low noise activities, namely gym equipment repair and pottery. No adverse noise impact is anticipated associate with the change of use.

There are other activities nearer to the residential properties which will provide a greater noise impact, for example a café and bicycle repair shop. The closest residential properties are let properties owned by the farming estate with a clear complaints' policy/procedure relating to noise impacts.

Please provide details of any contamination risks and how these will be mitigated:

The site does not fall within any historic landfill zones. The buildings have been kept clean and have concrete slab floors. There will not be any building works involved in the change of use. The has been no past evidence of contamination and it is unlikely that the proposed storage users will be at any risk of contamination.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online.](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The farmyard is in Zone 1. There is no evidence of flooding from rivers, seas or surface water. See Environment Agency Flood Map for Planning issued with the planning documents. There is no increase in hardstanding as part of the proposal.

Declaration

I/We hereby apply for Prior Approval: Change of use - agriculture to flexible commercial use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Dorli Newbery

Date

04/08/2026