

Planning Division
North Herts Council
Council Offices
Gemon Road
Letchworth
Herts
SG6 3JF
1st August 2026

Dear Sir/Madam,

**Barn 12 (Units 3a, 3b and 3c), Waterhall Farm, Hitchin Road,
Whitwell, SG4 8AF**

Please find enclosed an application under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to determine if prior approval is required for a proposed change of use of an agricultural building to a mixed flexible use within Class E (Commercial, business, or service uses).

The case for determination if prior approval is required has been outlined in the following documents:

Application form
Covering letter
Planning Statement including photographs
Established Agricultural Unit Map
Environmental Agency Flood Map for Planning
Site Location Plan
Block Plan
Floor Plans
Elevations

The Planning Statement sets out the criteria for Class R Permitted Development and illustrates the compliance.

On consideration of the information provided, I trust that you will find the proposal acceptable and that the change of use from agricultural to a flexible use within Class E can proceed as permitted development by virtue of Schedule 2, Part 3, Class R.

Please contact me if you require any further information or wish to discuss the proposal.

Yours faithfully,

Dorli-M Newbery

Dorli Newbery