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Our Ref : 25/00809/AG
Contact : Sam Dicocco
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Date : 3rd September 2025

FAO: Mr James Bailey

Dear Sir / Madam,

**Agricultural Determination : Erection of general purpose agricultural building.
Land North Of, Ashbrook Lane, St Ippolyts, Hertfordshire, SG4 7PB**

In regards the above referenced application for prior approval, I can confirm that the Council received particulars including a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid on 24.03.2025.

In line with Schedule 2, Part 6, Class A, Condition A.2(d)(iii)(cc) the 28 day period for the local planning authority to make any determination as to whether such approval is required or notifying the applicant of their determination expired on 21.04.2025, and no such determination was made.

Accordingly, condition A.2(2)(iii) is satisfied. All other conditions need to be considered and complied with moving forwards.

Please note, the satisfaction of condition A.2(2)(iii) in regard the requirement to apply for prior approval does not automatically confer lawfulness of the development and accordance with the other limitations of this permitted development right.

If the developer requires confirmation from the Local Planning Authority as to the lawfulness of the proposed development, a certificate of lawful development application should be submitted, with sufficient particulars, for determination.

Yours faithfully

Shaun Greaves
Development and Conservation Manager

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