

**Prior Notification Statement
Porters End House**

Porters End Lane SG4 8ER

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1 Introduction

1.1 The Proposal

The site at Porters End is located at Porters End which is a settlement of nine dwellings on the outskirts of Batford and Harpenden.

The proposal is for the conversion of an agricultural building into dwellings under Schedule 2, Part 3, Class Q of the Town & Country Planning (General Permitted Development) (England) Order 2015

The conversion of the building to dwelling houses will allow the building which is underutilised in its current function to provide a necessary dwelling within this district. Other agricultural buildings will be retained for the management of the surrounding land.

1.2 Overview of the Proposal

The barns sit to the north of the residential property known as Porters End House and its ancillary outbuildings. The Barns are separated from this property located to its south by another brick barn building and a fence and hedge line form its eastern boundary. Porters End House is made up of a series of structures located around an internal courtyard and overlooking managed gardens to the south and east of the property.

The barns are flanked to the east by the access driveway to the house. To the west is a residential dwelling. To the north is Porter's end lane and access to the site.

The barns are of substantial construction steel framed and clad with a curved tin rooves.

It is proposed to convert a barn into five dwellings under Class Q of the Town and Country Planning (General Permitted Development)(England) Order.



2 The Proposal's compliance with Paragraph Q.1

Assessment under Class Q of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (amended 2018) for the change of use of an agricultural building to a dwelling house (Use Class C3) in respect of the conditions, the proposals need to show they are compliant with the limitations and restrictions specified under Q.1 Table 1 below demonstrates the building's compliance with the criteria of Paragraph Q.1 thereby allowing permitted development rights to be applied to the building.

Development is not permitted by Class Q if	Agricultural use
(a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit — (i) on 24th July 2023, or (ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins; (b) in the case of a site that was (but is no longer) part of an established agricultural unit — (i) the site was part of an established agricultural unit on 24th July 2023, (ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or (iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,	The site and the building in question has been part of an established agricultural unit utilised for grain storage and general agricultural storage. Since ceasing to be part of an established agricultural unit, the site has not been used for any non-agricultural purpose.
(c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres	The floor space of each proposed dwelling will not extend to 150 sqm
(d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in— (i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or (ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,	The cumulative number of separate dwelling houses provided by Class Q within the established agricultural unit will be no greater than 10. 5 units are proposed to be formed. The cumulative floor space of the proposed dwellings will not extend to over 1000 sqm The five units will have a cumulative floor space of less than 650sqm
(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained, (f) less than 1 year before the date development begins— (i) an agricultural tenancy over the site has been terminated, and (ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,	The site is not subject to an agricultural tenancy.

(g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,	Development under Class A(a) or Class B(a) of Part 6 has not been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,
(h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than— (i) extension of the building allowed by paragraph Q.1(i); (ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i), (i) the development under Class Q(b) would result in an extension that— (i) has more than one storey, (ii) is sited anywhere other than to the rear of the existing building, (iii) extends beyond the rear wall of the existing building by more than 4 metres, (iv) has eaves the height of which exceed the height of the eaves of the existing building, (v) is higher than whichever is the lower of— (aa) the highest part of the roof of the existing building, or (bb) a height of 4 metres above the ground, (vi) extends beyond a wall that forms a side or principal elevation of the existing building, or (vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and— (aa) the hard surface was not provided on the land on or before 24th July 2023, or (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,	The proposed dwelling will not result in external dimensions of the conversion extending beyond the dimensions of the existing building.
(j) the development under Class Q(c) would consist of building operations other than— (i) the installation or replacement of— (aa) windows, doors, roofs, or exterior walls, or (bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse, and (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),	The development will not comprise building operations other than those allowed by Class Q. The works to be undertaken are reasonably necessary for the building to function as dwelling houses.
(k) the site is on article 2(3) land,	The site is not on article 2(3) land (it is not in a conservation area, ANOB, the broads, a national park nor a world heritage site)
(l) the site is, or forms part of— (i) a site of special scientific interest; (ii) a safety hazard area; (iii) a military explosives storage area,	The site does not form part of a site of special scientific interest, a safety hazard or a military explosives storage area.
(m) the site is, or contains, a scheduled monument,	The site does not contain a scheduled monument.

(n) the building is a listed building,	The building is not a listed building, nor in the curtilage of a listed building.
(o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015(1) as read with the notes dated 19th May 2016 which apply to it, or	The proposals would be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015(1) see section 3.8 below.
(p) the building does not have suitable existing access to a public highway.	The building has its own access off the existing driveway with direct connection to the public highway. See site plan.

3 The Proposal's compliance with Paragraph Q.2

If the development is not excluded by the limitations and restrictions listed under the paragraph Q.1, as is demonstrated above, then it is necessary to apply to the local planning authority for a determination as to whether the prior approval of the local authority will be required as to;

- a transport and highways impacts of the development,
- b noise impacts of the development contamination risks on the site
- c flooding risks on the site,
- d whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order, and
- e The design or external appearance of the building.

This statement seeks the Councils confirmation that prior approval is not required for any of the above.

3.1 A - Transport and highways impacts of the development.

Vehicular access to the barns and therefore the proposed dwellings is currently provided from the existing entrance gate off Porters End Lane. It is proposed this access will be retained as currently.

A design for parking has been shown on the proposal drawings which is compliant with North Hertfordshire parking standards for residential dwellings and is located in good proximity for access to the dwelling.

Prior approval should be granted in respect of the highways impacts of the development.



3.2 B - Noise impacts of the development

The site is surrounded by other residential dwellings and no adverse noise-generating activities that would prejudice the quality of any new occupiers.

Prior approval should be granted in respect of the noise impacts of the development.

3.3 B - Contamination risks on the site

A Phase 1 Contamination Survey is submitted with this prior notification. See appendix IV. *The area is considered to be low/ moderate risk rating for contamination, low moderate risk rating of controlled waters, and very low risk rating from ground gas pathways.* It is considered by the applicants that sufficient information has been submitted to satisfy paragraphs 120 and 121 of the NPPF and to inform an appropriate condition for further works to be undertaken if the hard standing is ever to be removed for validation of the materials beneath the hard standing to be undertaken and for verification of any imported surface cover.

Prior approval should be granted in respect of the contamination risks of the development.

3.4 C - Flooding risks on the site

No concerns are raised in terms of Flooding risks on the site. The site is located in flood risk Zone 1. In addition to this, the site is not in an area identified by the Environment Agency as

having critical drainage problems. See Appendix II for Porters end Environment Agency Flood Map for planning.

Prior approval should be granted in respect of the flooding risks of the development.

3.5 D - Impractical or undesirable

Sustainability

The Planning Practice Guidance, specifically states that *"The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change use to a house."*

That being said the site is 5 minuet drive or 17 minuet cycle from the centre of Harpenden and a 3 minuet drive or 5 minuet cycle from the centre of Kimpton there are also smaller groups of amenities along these routes into the centre of Harpenden in Batford.

Odour, Danger, Disease control.

There are no uses or animals of a size, nature, and quantity within the vicinity of the proposed property that would create an environment where odors, danger or disease would make the property undesirable.

Services and Access

The site has access from the road, suitable hard surfaces to access the building are proposed see proposal drawings. Good and safe access already can be put in place from the highway to the dwellings.

The site is currently serviced with electricity, and water and drainage could accommodate all that is needed to provide the services required for a residential property.

Privacy and Amenity & setting

The location of the barn is set within its own curtilage bounded by hedgerow to three sides and a brick wall to the rear. There is a separation between the side of the barn and the side of the adjacent property to the west is 20 meters. There is a separation between the side of the barn and the side of the adjacent property to the east is 100dwedw meters. There is 19m from the rear of the barn and the closest point of Porters End house, a large brick store is also located between the properties. The location provides adequate privacy and separation distances between dwellings to ensure quality of privacy. The site is set in an area of defined boundary and has adequate land surrounding it to provide sufficient amenity space for the property proposed.

The proposed conversion will have no more visual impact than the existing building and the design is considered appropriate in its context.

3.8 E - The design or external appearance of the building

The internal design of the proposals has looked to provide light to all habitable rooms and to be compliant with government spaces standards as set out below.

- the minimum [floor area](#) for any [new home](#) should be 37 sq. m
- Room used for sleeping by 1 adult: No smaller than 6.51 m².
- Room used for sleeping by 2 adults: No smaller than 10.22 m².
- Room used for sleeping by children of 10 years and younger: No smaller than 4.64 m².

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

The proposals look to provide 5 dwellings.

In terms of design and appearance, the scheme designed retains the form of the existing building. The existing barn is formed of a steel frame clad with sound structural foundations, a curved tin roof. See photographs Appendix I

The existing building has been found to be structurally sound and suitable for conversion as confirmed within the structural engineer's report to be found in appendix V.

The proposals allow for the addition of windows to the façades, which would be detailed to be in keeping with the buildings agricultural form. The roof would be finished with zinc suitable for its pitch and in keeping with the surrounding buildings.

The proposals would retain and enhance the existing external appearance of the building.

Prior approval should be granted in respect of the external appearance of the development.

4 Planning policy context

Paragraph W - to have regard to the NPPF so far as relevant to the subject matter of the prior approval. The Council can only have regard to the

"National Planning Policy Framework... so far as relevant to the subject matter of the prior approval."

There is no provision within the GDPO for the Council to have regard to the development plan or superseded National Policy when making a decision. Taking into account the relevant parts of the NPPF, whilst recognising a presumption in favour of sustainable development, it is considered the proposal is sustainable in that it reuses and converts an existing building.

5 Summary:

The proposal is to convert an agricultural building to a dwelling house under the provisions of the GPDO Schedule 2, Part 3, Class Q.

The proposal accords with the criteria contained within Paragraph Q.1 and therefore permitted development can be applied to the building in question. It is considered that there is no detrimental impact to highways and transport and flooding as a consequence of the proposal. Sufficient information has been provided in relation to contamination risks. It is considered that the proposal is not impractical or undesirable. The design enables the dwelling house to retain the form of the existing building, retaining the external materials pallet and for the original form to be converted. These proposals will result in a sympathetic conversion that will be in keeping with its surroundings with no variation to the existing access and egress.

It is therefore respectfully requested that the Council conclude that prior notification is not required.

APPENDIX I – Photographs of the site



Site from above.





Barn on the left with Porter's end House to the rear and neighbouring property to the west on the right.



View down drive towards Porter's end House to the rear with the barns on the right

Appendix III

Evidence of agricultural use

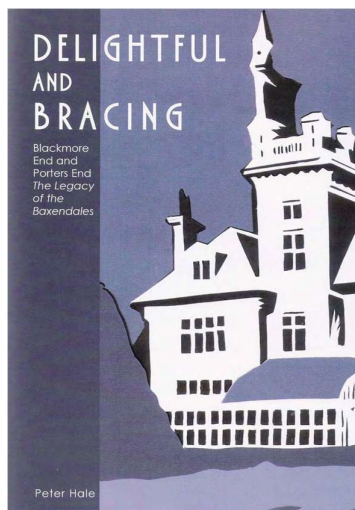




Delightful And Bracing

Blackmore End and Porters End - The Legacy of the Baxendales

By Peter Hale



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14. PORTERS END

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The farm that the Lock family bought in 1926 was very different from the country house and park that we see today. The house was the typical Hertfordshire long, low structure that still stands at Ramridge and Ansells End. The large barn, converted in the last couple of years into a dwelling, formed one side of the farmyard - at right angles to the house, and was flanked on two sides by byres and stables. A magnificent cedar tree (like the one at Blackmore End) stood on the lawn. The cluttered but serviceable cobbled yard was full of implements, hay, straw, chickens and animals. "Toadstools" – poles to hold sheaves of corn off the ground and out of the way of mice - were dotted around the yard.

Instead of the long straight drive that is the main entrance now, access was through the brick-walled yard that stands across from Beanswick Cottages,

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Above: Snow at Porters End Farm 1933/34

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In the early 1990s Mackerye End and Porters End Farms passed into new ownership and the farming was contracted out.