

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
23/02338/PNQ	Conversion of existing agricultural barn to provide 4 residential units (2 x 2bed, 1 x 3bed and 1 x 4bed) with all associated building works.	Kirby Manor Farm Northfield Road Ashwell Baldock Hertfordshire SG7 5JQ

Submitted Plan Nos

118 SKD 01 rev A 118 SKD 02 rev A 118 SKD 05 rev A 118 SKD 06 rev A 118 SKD 07 rev A 118 SKD 10 rev A 1 and 2 118 SKD 11 rev A 3 and 4 118 SKD 20 rev A AA BB 118 SY 00 rev A 118 SY 01 rev A 118 SY 02 rev A 118 SY 05 rev A 118 SY 07 rev A 118 SY 10 rev A 1 and 2 118 SY 11 rev A 3 and 4 118 SY 20 rev A AA and BB

1.0 **Policies**

2.0 **Site History**

- 2.1 **23/02019/PNQ** – Conversion of existing agricultural barn to provide 4 residential units (two 2-bed, one 3-bed and one 4-bed) with all associated building works.

Withdrawn

3.0 **Representations**

- 3.1 **Neighbour comments** – Comments received from Popes Farm, 98 Station Road, and Kirby Manor Farm, on the following grounds.

- ☐ Addition of 4 dwellings and 10 parking spaces would double daily traffic on the narrow lane, which is a single track, intensifying existing problems.
- ☐ Reliance on private vehicles is unsustainable.
- ☐ The lane is often muddy and has blind bends/straight sections where speeding occurs.
- ☐ Lane is used by cyclists, runners, and pedestrian.
- ☐ Potential for cumulative development utilising other disused barns on the site.
- ☐ Concern over the provision of utilities for the potential occupiers of the dwellings.
- ☐ Wildlife concerns as it is stated that swallows, swifts, bats, owls, and buzzards are evident at the site.
- ☐ The proposal would increase light pollution in this rural location, through windows, rooflights, lanterns etc.
- ☐ Noise impacts from development of the barn and road closures.
- ☐ Concerns raised over potential contaminants on site.
- ☐ Concern over the impact of the new dwelling on the immediate neighbour, with respect to noise and loss of privacy/overlooking from the dwellings and gardens.
- ☐ Concern over use of access track surrounding the neighbour's property.
- ☐ Postal address considerations.
- ☐ Concerns over the impact of the proposal on the foundations of the immediate neighbour's property and the impacts during the construction phase.

Officer Note:

It is noteworthy at this stage to state that the considerations under a PNQ are limited to those set out in the conditions of the relevant legislation. Therefore, some of the

concerns raised above are either not a material planning concern or the legislation does not allow for consideration of such issues. Those issues that can be considered under a PNQ will be in this report.

- 3.2 **Ashwell Parish Council** – *“They resolved to object on the grounds of the location of the building and sustainability, the external appearance, and in support of the objections of the Area Highway Development Control Manager”*. The full details of this statement can be found on the website portal.
- 3.3 **HCC Highways** – *“In view of the proposals not reflecting the (NPPF) in supporting sustainable transport and not being in accordance with Hertfordshire County Council’s LTP 4 the Highway Authority has no alternative but to recommend the grant of planning permission be refused”*. The Highway Authority provided a condition concerning the access from Northfield Road, in the event the recommendation is favourable.
- 3.4 **Environmental Health (Contaminated Land)** – No objection subject to condition.
- 3.5 **Environmental Health (Air Quality)** – No objection subject to condition.
- 3.6 **Environmental Health (Noise/Nuisances)** – No objection.
- 3.7 **Environmental Agency** – None received.
- 3.8 **Waste and Recycling** – No objection. Comments received with regards to waste collection point.

4.0 **Planning Considerations**

4.1 **Site & Surroundings**

- 4.1.1 The application site is a farm building and associated hard standing area at Kirby Manor farm, which lies at the north end of Ashwell on the east side of Northfield Road. The site is within the Rural Area Beyond the Green Belt as per the Local Plan. The building in question is a concrete framed structure with concrete block infills and fibre-cement cladding, and a clad roof. The building measures 33.4m wide and 23.5m long. The building has 2 lean-to structures, on the south and east sides and is partly open on the west and north elevations. The building is part of a larger agricultural land holding and is set back from Northfield Road behind disused agricultural sheds, originally pig-sties, at a distance of 55m. To the south-west is Kirby Manor Farmhouse, a two-storey dwelling in separate ownership, and to the west is the smaller Kirby Cottage on the other side of Highfield Road, which is owned by the applicant.

4.2 **Proposal**

- 4.2.1 The Prior Approval of the Local Planning Authority is sought for the conversion of existing agricultural barn to provide 4 residential units (2 x 2bed, 1 x 3bed and 1 x 4bed) with all associated building works, under Class Q, Part 3 of Schedule 2 of the General Permitted Development Order as amended.

- 4.2.2 The associated building works include the full conversion of the existing barn into 4 residential units, with external and internal works, as well as the formation of private gardens, parking, landscaping, bin store, and the formation of an access road, including a turning area.

4.3 **Key Issues**

- 4.3.1 The key issue is firstly whether the proposed development benefits from prior approval as defined by The Town and Country Planning (General Development Order) 2015 Schedule 2, Part 3, Class Q as amended. Secondly, whether the prior approval of the LPA is required in relation to the six conditions listed in paragraph Q.2.

4.3.2 **Permitted development**

Q. Development consisting of—

- (a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or
(b) development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

Q.1 Development is not permitted by Class Q if—

(a) the site was not used solely for an agricultural use as part of an established agricultural unit—

- (i) on 20th March 2013, or
(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or
(iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;

The applicant states that the building was in agricultural use on the 20th March 2013. Therefore, the proposal complies with this criterion.

(b) in the case of—

(i) a larger dwellinghouse, within an established agricultural unit—

- (aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or
(bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;

The number of proposed large dwelling houses is 2 (Unit 2 at 227.9sqm and Unit 3 at 235.9sqm) and the cumulative floor space of these units is 463.8sqm. This complies with the requirements of clause (b) that the number of large dwelling houses should not

exceed 3 or have a cumulative floor area of more than 465sqm. As such, the proposal complies with this criterion.

(ba)the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 465 square metres;

No dwelling with floor space more than 465sqm is proposed. Therefore, the proposal complies with the above criterion.

(c)in the case of—

(i)a smaller dwellinghouse, within an established agricultural unit—

(aa)the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or

The number of proposed small dwelling houses is 2 (Unit 1 at 99.8sqm and Unit 4 at 97.9sqm), which does not exceed 5. Therefore, the proposal complies with this criterion.

(bb)the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;

As above, the floor space of the 2 proposed small dwelling houses does not exceed 100sqm. Therefore, the proposal complies with this criterion.

(d)the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following—

(i)a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

(ii)the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;

The proposed large dwelling houses have floor areas of 227.9sqm and 235.9sqm and the cumulative number of dwelling houses (large and small) is 4. Neither of the large dwelling houses has a floor area exceeding 465sqm and the cumulative number of dwelling houses does not exceed 5. Therefore, the proposal complies with this criterion.

(e)the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

The supporting information states that the site is owned freehold by the applicant and is farmed by him and is in vacant possession and forms part of his wider agricultural property. It has not been tenanted since it came into his possession in 2003. Prior to that

date it was in the possession of the applicant's father who acquired the land c.1970 and did not tenant it. Therefore, the proposal complies with this criterion.

(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;**

As above. Therefore, the proposal complies with this criterion.

(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—

**(i)since 20th March 2013; or
(ii)where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins;**

The supporting information states that no development under Class A or Class B of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 has been carried out on the established agricultural unit since 20th March 2013. Therefore, the proposed development complies with this criterion.

(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;

Based on the plans submitted and as stated within the planning statement, no proposed external dimensions would extend beyond the existing external dimensions. The proposal therefore complies with this criterion.

(i)the development under Class Q(b) 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

The planning statement states the following *“The structural elements of the existing building are to be fully retained. The proposals do not include operations other than the installation or replacement of windows, doors, and external walls and the provision of water, drainage, electricity or other services. Nor do they include partial demolition other than to the extent necessary to carry out those operations”*. It is understood that the roof will also have to be replaced, but this also falls within the realms of criterion i).

Based on the information provided within the planning statement and the proposed plans, it is considered that the proposal would comply with the above criterion.

(ii)partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

As above. The proposal would comply with the above criterion.

(j)the site is on article 2(3) land;

The site is not on article 2(3) land. The proposal complies with the above criterion.

(k)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 any of the aforementioned designations. Therefore, the proposal complies with the above criterion.

(l)the site is, or contains, a scheduled monument; or

The proposal complies with the above criterion.

(m)the building is a listed building.

The proposal complies with the above criterion.

Conditions

Q.2—(1) Where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a)transport and highways impacts of the development,

HCC Highways have been consulted as part of the application, formally stating that they object to the proposal on the grounds that the site is not in a sustainable location such that the future occupants would be solely reliant on private vehicles for journeys. The Highway Authority did not raise any concerns in respect of the single lane nature of Northfield Road, potential safety concerns, or the use of the lane by pedestrians/cyclists, which many interested parties have stated in their representations. Following receipt of this formal response, the LPA contacted the Highway Authority to make them aware of the PPG guidance on considering 'sustainability' for PNQ applications (to be considered in detail under Condition e). As such, the Highway Authority took the guidance on board and provided the following condition should Prior Approval be given:

"Prior to first occupation of the development the access road shall be of a bound material for the first 5m into the site to prevent extraneous material spilling onto the carriageway

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018)".

This is a reasonable condition in my view given the existing state of the hardstanding at the site. Therefore, whilst the concerns of the Highway Authority are acknowledged in respect of 'sustainability' which will be considered later in this report, in the absence of any formal comments relating to the potential impact of this scheme on the highway network, it is considered that the proposal will not give rise to any transport or highway impacts.

Moreover, it is considered that the proposed access road of Northfield Road, including a turning area, and the provision of 8 parking spaces (2 per dwelling) and 2 visitor spaces, is acceptable in planning terms.

(b)noise impacts of the development,

Environmental Health Noise/Nuisances have been consulted on this proposal and have stated no objection. The concerns of the immediate neighbour at Kirby Manor Farmhouse are noted and it is acknowledged that the proposal would result in more noise than there currently is, given the current use of the site and the fact that this neighbour has been fairly isolated from other dwellings for a long period of time. However, the type of noise that would be associated with the proposal would be that of normal residential living, such as using private gardens and the parking of private cars, which will not result in material harm to the reasonable living conditions and well-being of this neighbour in my opinion.

It is also noted that during the construction phase of the development, there would be noise and disruption. In this respect, it is considered reasonable in my view to enforce a condition seeking the submission of a Construction Method Statement prior to the commencement of development, which will need to consider how the proposal will be constructed and mitigate potential disturbance to this nearby property.

Overall, in the absence of a formal objection from the Environmental Health Officer and taking the CMS condition into account, it is considered that the proposal would not generate harmful amounts of noise in my view.

(c)contamination risks on the site,

Based on the evidence submitted, it is considered that there is a potential for land contamination risk on site. Following consultation with the Council's Environmental Health officer, it was deemed that a Phase 1 report would be required should be enforced via condition. The agents have suggested within their cover letter that a condition would be appropriate so long as it does not prevent the granting of prior approval. Therefore, it is reasonable to enforce pre-commencement conditions that sees a full Phase 1 risk assessment carried out prior to the beginning of works.

(d)flooding risks on the site,

The application site is situated within Flood Zone 1, the zone of lowest risk. No response has been received from the Environment Agency. The planning statement considers flooding in the following way:

"It is intended that surface water from roofs should be directed into storage tanks for irrigation of the garden in the summer months or into soak-aways to mimic the natural discharge of water into the ground- thereby reducing the risk of flash flooding. Additionally, the use of permeable materials on the surfaces of the new access drive and hardscape around the new dwelling (gravel & pavers with grassed spaces) will contribute towards the avoidance of water runoff".

Overall, it is considered that the proposal would not result in flood risk impacts.

(e)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 (dwellinghouses) of the Schedule to the Use Classes Order,

The Planning Practice Guidance on this specific matter in relation to location is stated below:

"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.

"Impractical or undesirable are not defined in the regulations, and the local planning authority should apply a reasonable ordinary dictionary meaning in making any judgment. Impractical reflects that the location and siting would "not be sensible or realistic", and undesirable reflects that it would be "harmful or objectionable.

When considering whether it is appropriate for the change of use to take place in a particular location, a local planning authority should start from the premise that the permitted development right grants planning permission, subject to the prior approval requirements. That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval.

There may, however, be circumstances where the impact cannot be mitigated. Therefore, when looking at location, local planning authorities may, for example, consider that because an agricultural building on the top of a hill with no road access, power source or other services its conversion is impractical. Additionally, the location of the building whose use would change may be undesirable if it is adjacent to other uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals".

With respect to the formal comment received from the Highway Authority, based on the above guidance set out in the PPG, the LPA cannot consider sustainability and use it as a reason to withhold Prior Approval. The consideration is whether the location or siting of the building would be impractical or undesirable to be used for residential purposes.

In my view, taking the impractical consideration first, the application site is within proximity to 2 existing residential properties, which will have access to utilities and will likely use private vehicles for most of their journeys. The existence of these 2 dwellings and the relatively short distance to Ashwell is such that, in my opinion, the proposed development would not be impractical for the purposes of Class Q.

Taking the undesirable consideration next, the proposal would be adjacent to other residential dwellings, farm buildings and wider farmland. This is not uncommon for rural parts of the district and considering the PPG guidance, the dwellings would likely not be subject to impacts from *intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals*. Moreover, the scheme has been well-designed to provide a high quality standard of living and amenity for future occupiers. Therefore, it is my view that the proposed development would not be undesirable for the purposes of Class Q.

In my opinion, the proposed development would not result in:

An unacceptable impact upon the natural environment or the character of the area.
An unacceptable impact upon the amenity of present/future occupiers and neighbouring properties.

(f)the design or external appearance of the building and

The planning statement proposes to retain and enhance the agricultural characteristics of the existing barn with regards to form and design. The planning statement makes the following comment in this respect:

“An external cladding of natural timber slats is proposed. This will serve the purpose both of preserving the barn-like quality of the structure and of introducing a material finish that is sympathetic to the new domestic use and its future occupants. Window and doors have generally been specified as wooden to match the new cladding treatment and the cementitious roofing material is to be replaced with a new zinc roof. These proposals may be considered to be logical and appropriate and an enhancement of the appearance of the existing building, which is now in a state of some disrepair”.

The Parish Council have considered that the use of a zinc roof is not appropriate in this context, as there are no surrounding buildings with this material used. In my view, the use of zinc roofs on barn conversions are quite common in the district and I do not consider that the use of zinc on this proposal would be overly harmful to the character of the area.

The external appearance of the building would not appear overly domestic and is considered acceptable.

(g)the provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

All habitable rooms would benefit from natural light. The proposal would comply with the above criterion.

- 4.4.1 The proposed conversion of the existing agricultural barn to provide 4 residential units (2 x 2bed, 1 x 3bed and 1 x 4bed) with all associated building works, would comply with the criterion set out under Class Q, Part 3, Schedule 2 of the General Permitted Development Order as amended.

5.0 Recommendation

- 5.1 That prior approval be given, subject to the following conditions and informatives.

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.

2. Prior to occupation, each of the proposed four new dwellings, (or parking spaces associated with each dwelling), shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

3. (a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.

(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

- (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
- (ii) The results from the application of an appropriate risk assessment methodology

(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

(d) This site shall not be occupied, or brought into use, until:

- (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the

remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

(e) Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

4. Full details of a construction method statement and environmental management programme for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works or development (including any pre-construction or enabling works). The construction project shall thereafter be carried out in complete accordance with the approved phasing programme unless otherwise agreed in writing by the Local Planning Authority. The phasing programme shall include the following elements:

- i) Hours of construction operations including times of deliveries and removal of waste;
- ii) Measures to minimise dust, noise, machinery and traffic noise impacts during construction;
- iii) Site set up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas;
- iv) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
- v) Screening and hoarding details, to protect neighbouring residents;
- vi) End of day tidying procedures to ensure protection of the site outside the hours of construction. The construction activities shall be designed and undertaken in accordance with the code of best practice set out in British Standard 5228 1997 and with the agreed details unless otherwise agreed in writing by the Local Planning Authority;
- vii) Wheel washing facilities for construction vehicles leaving the site;
- viii) Storage and removal of building waste for disposal or recycling;

Reason: To ensure the correct phasing of development in the interests of minimising disruption nearby residents during construction, minimising any environmental impacts, in the interests of highway safety and amenity.

5. Details and/or samples of materials to be used on all external elevations and the roof of the converted building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

6. Prior to first occupation of the development the access road shall be of a bound material for the first 5m into the site to prevent extraneous material spilling onto the carriageway

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).


Informative/s:

1. EV CHARGING POINT SPECIFICATION INFORMATIVE:

Each charging point shall be installed by an appropriately certified electrician/electrical contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations.

Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is recommended for Eco developments).

- o A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed determination point within a garage or an accessible enclosed termination point for future connection to an external charge point.
- o The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF). This includes requirements such as ensuring the Charging Equipment integral protective device shall be at least Type A RCD (required to comply with BS EN 61851 Mode 3 charging).
- o If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted, and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.

<p>Signed</p> <p></p> <p>Anne McDonald</p>	<p>Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF</p>
<p>Determining Officer</p> <p>Date: 23 November 2023</p>	