

**Standing up for Hertfordshire's countryside**

Tom Donovan  
Planning and Building Control  
North Hertfordshire District Council  
Council Offices  
Gernon Road  
Letchworth Garden City  
Herts SG6 3JF

Our Ref:

Your Ref:

24<sup>th</sup> April 2019 (by email)

Dear Mr. Donovan,

**Applications Nos. 19/00823/FP and 19/00824/FP**  
**Erection of on detached 4-bed dwelling and one pair of semi-detached 2-bed dwellings**  
**On land adjacent to Langley End Cottage, Hill End Farm Lane, Langley, Hertfordshire.**

CPRE Hertfordshire have concerns regarding these applications for residential development on adjacent sites in the Rural Area Beyond the Green Belt.

In both instances paragraph 2.1 of the Planning Design and Access Statements describe the site as “an underused stable building and associated land.” The arguments subsequently put forward in the Statements (which are identical) are that as the sites are previously developed, re-development would be permissible under the provisions of the National Planning Policy Framework.

However the NPPF excludes from the definition of previously developed land land which was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. On the ground and from aerial photography, there does not appear to be any structures, or their remains on either site, that for 19/00823/FP being an open field and 19/00824/FP being heavily wooded.

Consequently we expect the Council to satisfy itself on the status of both pieces of land before proceeding to determine the applications.

Yours sincerely,

David Irving