



The countryside charity
Hertfordshire

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Standing up for Hertfordshire's countryside

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

Our Ref:

Your Ref:

5th August 2020 (by email)

Dear Mr. Rea,

Application No. 20/01437/FP

Change of Use of existing hay barn to one 4-bed residential dwelling include insertion of front and rear dormer windows and alterations to fenestration.

Land And Stables At Milksey Lane, Graveley, Hertfordshire SG4 7LA

CPRE Hertfordshire have concerns regarding this application for barn conversion to residential development in the Green Belt.

In the absence of the covering letter referred to in the Application Form, which has not been posted on the Council's website, or any other document referring to the justification for this proposal, we have had to base our response solely on the drawings.

These indicate that the external appearance of the building will be radically changed with the entrance moved from the side of the building to the flank wall, four windows being replaced by nine and six dormers and two velux windows added to the roof.

Given the current use of the building as a hay store and the close proximity of stables (marked on the site plan to be removed) we assume that the building is in equine, not agricultural use, and so is not covered by Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

NPPF Para 146 permits the re-use of buildings provided they are of substantial construction and the development does not harm openness or conflict with the purposes of the Green Belt. The additional dormers will harm the openness of the Green Belt. The design of the proposal is also poor and will introduce a more intrusive and notably urban appearance into this isolated Green Belt location. We are unable to comment on the soundness of the construction.

This is the fourth application for conversion of this barn to residential, the previous three having been refused by the Council. (05/00449/1, 06/01005/1, and 12/01842/1). We urge the Council to similarly reject this application.

Yours sincerely,

David Irving

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CPRE Hertfordshire is a Charitable Incorporated Organisation

President: Sir Simon Bowes Lyon, KCVO
Chairman: Richard Bullen

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