



The countryside charity
Hertfordshire

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Standing up for Hertfordshire's countryside

Jo Cousins
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
Herts SG6 3JF

Our Ref:

Your Ref:

2nd October 2020 (by email)

Dear Ms. Cousins,

Application No. 20/01959/FP

**Change of use of land from agricultural/grazing land to residential garden.
Fox Hall, North End, Kelshall, Royston, Hertfordshire SG8 9SE**

CPRE Hertfordshire have concerns regarding this proposal for change of use in the Rural Area Beyond The Green Belt which would be contrary to Policy 6 of the current North Herts Local Plan which restricts residential development.

Under Section 55 of the Town and Country Planning Act 1990 this is a material change. Incorporation of the land into the residential curtilage of Fox Hall is, in effect, residential development.

Fox Hall already sits in substantial grounds which this proposal would almost double. Incorporating the agricultural land into this curtilage will bring with it permitted development rights which, if implemented will increase the impact that the paraphernalia associated with domestic use will have upon the countryside and the wider landscape character. This, in turn will lead to a creeping urbanisation of the countryside to the north of Kelshall.

Should the Council be minded to approve this application, to avoid development by exercising the permitted development rights that may be harmful to the appearance of the landscape it is recommended that permitted development rights are removed to ensure no inappropriate development occurs in this open location.

Yours sincerely,

David Irving

CPRE is working nationally and locally for a beautiful and living countryside

CPRE Hertfordshire is a Charitable Incorporated Organisation

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

Registered Charity 1162419