



The countryside charity  
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Standing up for Hertfordshire's countryside

Ellen Neumann  
Development Management  
East Herts District Council  
Wallfields  
Pegs Lane  
Hertford SG13 8EQ

Our Ref:

Your Ref:

1<sup>st</sup> November 2024 (by email)

Dear Ellen Neumann,

**Application no. 3/24/1688/FUL**  
**Keepers Cottage, Haultwick to Mentley Lane, Great Munden**  
**Part retrospective application for the change of use of land from agricultural to garden and construction of ancillary cabin**

I write with regard to the above application which is affectively a resubmission of application 3/23/2311/FUL to which CPRE Hertfordshire objected and which is now subject to appeal.

We note the reduced site area which excludes the large patio/decking and changes to the external cladding design (shown on drawings with window shutters closed). However, we remain opposed to the principle of this residential development and proposed change of use of agricultural land for the following reasons:

1. The land identified for this proposed development is designated in the adopted East Herts District Plan by Policy GBR2 as Rural Area Beyond the Green Belt. This policy seeks to ensure that the rural character of the District is maintained and only permits certain forms of development in the designated area. The five categories of permitted development identified in Policy GBR2 do not include separate annexes or outbuildings.
2. The already constructed cabin building has a larger floor area than the adjacent Keepers Cottage and gives the impression of a separate dwelling. It is clearly visible from both the lane in front of the Keepers Cottage and the public footpath to the rear of the premises.
3. The applicant's Planning Statement states that the revised scheme includes 'internal alterations to ensure that it can only be utilised in association with the main dwelling and not as an independent dwelling'. There is no floor plan provided to clarify what these alterations might be.
4. Change of use from agricultural land to residential use is neither appropriate nor necessary in this location and in our view should not be permitted.

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: Allan McNab

Registered Charity 1162419



Yours sincerely,

Chris Berry  
Planning Manager

NOTE: We would request that this letter is published on the Council's website as a document relating to this application and should be grateful if you would notify us of the date of the appropriate meeting if it is to be determined by planning committee.