

Northumberland County Council
County Hall
Morpeth
NE61 2EF

6th January 2023

Dear Sir/Madam

**Prior Notification Class R Notice by Letter – Dutch Barn at Stublic Hill, B6304
Stublick to Branchend, Langley on Tyne, Northumberland NE47 5LG**

I am writing on behalf of the applicant, Trustees of JJ Straker. The proposed Prior Notification for the change of use of the Dutch Barn from Agricultural Use to flexible commercial use falls under Class R of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Development is permitted by Class R if the following criteria is met:

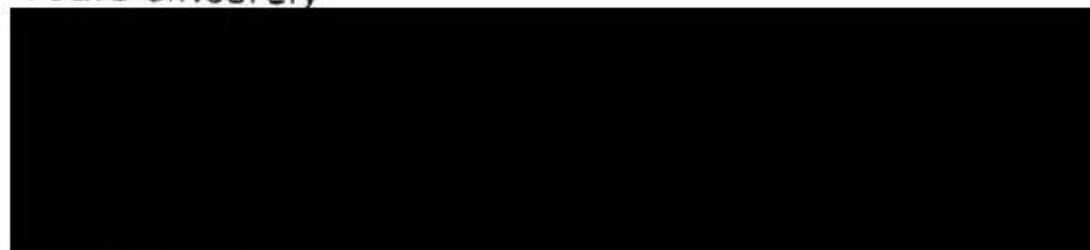
- a.) The building was in sole agricultural use as part of an established agricultural unit on 3rd July 2012. The building is part of an established agricultural holding that extends to 208 hectares. The applicant owns the land to the north and south of the B6304.
- b.) The cumulative floor space of the building for change of use does not exceed 500 square metres, in this instance the building totals approximately 50 Square metres.
- c.) The site does not form part of a military explosives storage area.
- d.) The site does not form part of a safety hazard area.
- e.) The building is not a listed building nor a scheduled monument.

As the proposed floor area of the building does not exceed 150 square metres, a notice by letter providing the following details is required to notify the LPA of the change of use.

1. The date the site will begin to be used for any of the flexible uses – 1st February 2023
2. The nature of the use or uses – the proposed used is C1 Guest House
3. A plan indicating the site and which buildings have changed use – please find a plan enclosed.

The proposal is for change of use only as permitted under Class R and any operational development will need to seek full planning permission.

Yours sincerely



For Galbraith
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