

## PLANNING COMMITTEE - 18 January 2024

22/1945/FUL: Hybrid application for the creation of a Film Hub to include detailed approval for demolition of a number of existing buildings including children's farm buildings and change of use of Langleybury House and Aisled Barn for filming and the construction of a cafe within the Walled Garden, new car parking area to north of site, alterations to existing access points along Langleybury Lane, change of use of the L Shaped Barn (to multi purpose use including cycle hub, showers and vehicle storage) and change of use of ground floor of the existing Laundry to reception facility, together with outline planning approval (matters reserved: Scale, Layout, Appearance and Landscaping) for change of use of site to a Film Hub to include Craft Workshop buildings, Sound Stages, Support Workshops, Production Offices, Backlots, Film and Television Training Facility Building, Offices, Ancillary Buildings, parking areas and relocation of Langleybury Children's Farm including new farm buildings. Alterations to existing cycle path and pedestrian network within the site, to include provision of a new pedestrian/cycle access within the site to the A41 at land East Of Langleybury Lane And Including Langleybury House Estate, Langleybury Lane

Parish: Abbots Langley

Ward: Gade Valley

Expiry of Statutory Period: 16 February 2023

Case Officer: Suzanne O'Brien

Extension agreed to 31 January 2024

**Recommendation:** That Members agree for officers to arrange a site visit prior to this application being presented to Planning Committee for a decision.

**Reason for consideration by the Committee:** The planning application has been called in to committee by three Members of the Planning Committee. The application was called in due to effect on Green Belt and traffic issues. In addition the proposal represents a departure from the Development Plan.

To view all documents forming part of this application please go to the following website:  
<https://www3.threerivers.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RJZMS6QFLCB00>

### 1 **Background**

1.1 Planning application 22/1945/FUL is a hybrid application for the creation of a Film Hub at Langleybury House and the surrounding estate. It seeks full planning permission for the following:

- Demolition of existing childrens farm buildings and structures.
- Construction of a café within the walled garden.
- New car parking area to the north of the site.
- Alterations to access points from Langleybury Lane.
- Change of use of L shaped barn to a multi purpose cycle hub/shower/storage building.
- Change of use of ground floor of laundry building to provide reception facility.

1.2 In addition, it seeks outline planning permission (with only the matter of Access for detailed consideration) for the following:

- Change of use of the site to a Film Hub.
- Construction of Craft workshops, sound stages, support workshops, production offices, backlots, Education/Training facility, Offices, ancillary buildings.
- Parking areas.
- Relocation of Childrens farm with new farm buildings.
- Alterations to existing cycle and pedestrian access points throughout the site including new cycle and pedestrian access.

- 1.3 The application was presented to Planning Committee on 30 March 2023 as a preliminary item. Since that time, various amended documents have been received which respond to consultations responses, including comments from the TRDC Conservation Officer and Historic England.
- 1.4 Officers continue to assess the planning application and will present a recommendation to Planning Committee at a future meeting.
- 1.5 However, it is noted that this development is of a considerable size and scale, impacting a large number of buildings (including Grade II and II\* listed buildings) within a large site that does not have a recent planning history which would have triggered Members to have visited in recent years.
- 1.6 On that basis, it is recommended that Members agree to a site visit being arranged prior to the application being presented to Committee for a decision, to ensure Members have the opportunity to view the site and the existing buildings and the context of the proposed development.

## **2 Recommendation:**

- 2.1 That Members agree for officers to arrange a site visit prior to this application being presented to Planning Committee for a decision.