

	NORTH HERTS COUNCIL Town and Country Planning Act 1990 Section 191 REFUSAL TO GRANT CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT	Town Planning Ref.No. 24/02419/LDCP
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Correspondence Address:

Jason Rivers Architect
47 Bevill Allen Close
London
SW17 8PX

Applicant:

Mr George Dance

Date of Receipt of Application: 01.11.2024

Site: **83 Balmoral Road, Hitchin, Hertfordshire, SG5 1XQ**

Description of development: Insertion of rear L-shaped box dormer window and two front rooflights to facilitate loft conversion.

The North Herts Council, in pursuance of their powers under the above-mentioned Act and the associated Orders and Regulations, hereby REFUSE TO GRANT A CERTIFICATE OF LAWFUL DEVELOPMENT for the operations described above in respect of the aforementioned land and edged*/hatched*/coloured* in red on the plan attached hereto.

1. A Certificate of Lawfulness (proposed) cannot be issued on the basis that insufficient clarification has been provided to confirm that criterion (d) (i) of Class B, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended has been met. In addition, the proposal fails to meet the requirements of the condition B2 (a) that materials used shall be of a similar appearance to the existing dwelling house. The proposed L shaped dormer therefore fails to comply with criterion (d) (i) of Class B and condition B2 (a) of Class B, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended and is therefore not permitted development.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Herts Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 17 December 2024

* delete where inappropriate

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NOTES

If you are aggrieved by this decision, you may appeal to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, by notice given on a form available from that office (Tel: 0117 372 6372), or on the website at www.planning-inspectorate.gov.uk, within 6 months of this decision or, in exceptional circumstances, such longer period as the Secretary of State may agree.