

	NORTH HERTFORDSHIRE DISTRICT COUNCIL Town and Country Planning Act 1990 Section 191 CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT	Town Planning Ref.No. 25/02611/LDCP
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Correspondence Address:

Mr Benn Holland
Unit 10
Jubilee Trade Centre
Jubilee Road
Letchworth Garden City
Hertfordshire
SG6 1SP

Applicant:

Mr Benn Holland

Date of Receipt of Application: 11.11.2025

Site: Units 11 And 12, Jubilee Trade Centre, Jubilee Road, Letchworth Garden City, Hertfordshire, SG6 1SP,

Description of development: Use of premises as car repairs/maintenance (Use Class B2) to include Approved MOT testing station (Class 4 and 7 MOT tests)

The North Hertfordshire District Council, in pursuance of their powers under the above-mentioned Act and the associated Orders and Regulations, hereby CERTIFY that on the date of receipt of the application the matter described above in respect of the aforementioned land and edged in red on the plan would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

The reason for this determination is as follows :-

The evidence submitted with this application supports the view that, on the balance of probabilities, Units 11 and 12, Jubilee Road have been operated under a B2 Use Class (General Industrial) since the 1960s. The proposed use of the site for car repairs/maintenance to include Approved MOT testing station (Class 4 and 7 MOT tests) would also fall within Use Class B2 (General Industrial). Therefore, it is

considered that the proposed use of this site would constitute permitted development, such that no change of use is required. The proposed use of the site is therefore lawful, and a certificate of lawfulness can be issued on that basis.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 25 November 2025

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NOTES

1. The certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the matter specified taking place on the land described would have been lawful, on the specified date and, thus, would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the matter described and to the land specified and identified on the attached plan. Any matter which is/are materially different from that/those described or which relate(s) to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Cadent Gas Informative:

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com. Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.

Consent for these works may be required from the Letchworth Garden City Heritage Foundation (www.leitchworth.com/heritage-foundation) under the Scheme of Management or leasehold covenants. If you do not already have their approval, you are advised to contact the Heritage Foundation on home@leitchworth.com or 01462 476017 to confirm whether you also need to submit an application to them.