

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02611/LDCP	Use of premises as car repairs/maintenance (Use Class B2) to include Approved MOT testing station (Class 4 and 7 MOT tests)	Units 11 And 12 Jubilee Trade Centre Jubilee Road Letchworth Garden City Hertfordshire SG6 1SP

Submitted Plan Nos

7783 - 03 Location plan

1.0 Policies

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a large industrial unit located on the east side of Jubilee Road, Letchworth. The site is part of the wider Jubilee Trade Centre which comprises various general industrial and storage/distribution uses, as well as some Sui Generis.

4.2 **Proposal**

4.2.1 A certificate of lawfulness (proposed) is sought for the use of the premises as car repairs/maintenance (Use Class B2) to include Approved MOT testing station (Class 4 and 7 MOT tests)

4.3 **Key Issues**

4.3.1 The applicants currently operate the Holland Motor Company LTD out of Unit 10, Jubilee Road, which is for the buying and selling of used cars. The applicants are looking to expand their business by offering MOTs and have purchased the neighbouring Units at 11 and 12. The application before the LPA is seeking to confirm through a Lawful Development Certificate that the site's established and lawful use falls within Use Class B2 (General Industrial), as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended), and therefore no change of use is required to operate an MOT test centre from the site.

Key Considerations

4.3.2 The application is supported by a Supporting Statement which addresses the previous operators of the site. The site was operated by Oasys Technologies LTD, which was a manufacturing company, and evidence has been submitted to show that the business was for manufacturing. This use is considered to fit within the Use Class B2 (General Industrial). Prior to this operator, the site was occupied by Borg Warner since the 1960s as a manufacturing facility. Evidence has been submitted to confirm the associated activities of Borg Warner which clearly show it was a manufacturing business, which is also considered to fall within the Use Class B2 (General Industrial).

4.3.3 The supporting rationale put forward with this application identifies that the site has been operated under a B2 (General Industrial) Use Class since at least the 1960s.

4.3.4 The applicants are seeking to operate the premises as car repairs/maintenance (Use Class B2) to include Approved MOT testing station (Class 4 and 7 MOT tests). This is a

use that is common in industrial areas such as this and given that the proposed use would also fall within Class B2, it is considered that the proposed use of this site would be permitted development given the historic uses/operators of the site who also fell within Class B2. The LPA has no basis or justification to conclude otherwise, on the balance of probabilities. Therefore, no change of use is required to operate a MOT test centre from the site as the change of use would constitute permitted development.

5.0 **Recommendation**

5.1 That a certificate of lawfulness be **ISSUED** for the following reason:

1. 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  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 November 2025	