

	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. 25/01180/LDCP
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Correspondence Address:

Studio95Design
14
Maycroft Road
CHESHUNT
EN7 6RJ

Applicant:

Mr James Bedwell

Date of Receipt of Application: 01.05.2025

Site: 15 Western Way, Letchworth Garden City, Hertfordshire, SG6 4SE

Description of development: Single storey rear extension, front entrance porch following demolition of existing porch and raised patio area in rear garden.

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 the proposed single storey rear extension, front entrance porch following demolition of existing porch and raised patio area in rear garden fails to constitute permitted development by virtue of Class A A1.(k)(i) and Class D D1.(b) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Signed:



Shaun Greaves

Development and Conservation Manager

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

Date: 13 June 2025

* 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.