

	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. 25/03085/LDCP
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Correspondence Address:

Diazo Architects Limited
The Workshop
Upper Floors
89 Bancroft
Hitchin
Hertfordshire
SG5 1NQ
United Kingdom

Applicant:

Chloe Mortimer

Date of Receipt of Application: 04.12.2025

Site: 3 Alpine Close, Hitchin, Hertfordshire, SG4 9DZ

Description of development: Single storey front and side extensions following demolition of existing conservatory and porch. Raising of roof height over existing garage. Insertion of front first floor window, side box dormer with Juliet balconies and rooflights to create habitable space at first floor level.

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.

0. A Certificate of Lawfulness (proposed) cannot be issued on the basis that the proposed development does not constitute permitted development under Class A,

Class B or Class C, 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: 19 January 2026

* 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.