

	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. 26/01779/LDCP
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Correspondence Address:

ELA Design
Beechcroft
Riverside Avenue
Broxbourne
EN10 6RA

Applicant:

Mrs Vittoria Russo

Date of Receipt of Application: 15.07.2026

Site: **9 Manor Crescent, Hitchin, Hertfordshire, SG4 9LY,**

Description of development: Insertion of rear box dormer with Juliet balcony and front rooflights to facilitate loft conversion into habitable accommodation.

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. The proposed insertion of rear box dormer with Juliet balcony and front rooflights to facilitate loft conversion into habitable accommodation does not constitute 'permitted development' by virtue of the Town and Country (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class B.1 (b) and (e) (ii). As such, a certificate of lawfulness is REFUSED.

Signed:



Shaun Greaves

Development and Conservation Manager

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

Date: 7 September 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.