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|  | <p>NORTH HERTFORDSHIRE DISTRICT COUNCIL</p> <p>Town and Country Planning Act 1990 Section 191</p> <p><b>CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT</b></p> | <p>Town Planning Ref.No.</p> <p>26/00864/LDCP</p> |
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**Correspondence Address:**

ELA Design  
Beechcroft  
Riverside Avenue  
Broxbourne  
EN10 6RA

**Applicant:**

Date of Receipt of Application: 16.04.2026

Site: **85 Strathmore Avenue, Hitchin, Hertfordshire, SG5 1ST,**

Description of development: Alterations to roof including hip to gable roof extension, rear box dormer window and three front rooflights to facilitate loft conversion.

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 attached hereto, 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 :-

A Certificate of Lawfulness (proposed) can be issued on the basis that the proposed development constitutes permitted development by virtue of Class B and 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 Hertfordshire District Council  
Council Offices  
Gernon Road  
Letchworth  
Herts  
SG6 3JF

**Date:** 11 June 2026

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

### **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 use\*/operations\*/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 use\*/operations\*/matter described and to the land specified and identified on the attached plan. Any use\*/operations\*/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](mailto:plantprotection@cadentgas.com). Alternatively you can register on [www.beforeyoudig.cadentgas.com](http://www.beforeyoudig.cadentgas.com) This service is free of charge.