

	NORTH HERTFORDSHIRE DISTRICT COUNCIL The Planning (Listed Building and Conservation Areas) Act 1990 CERTIFICATE OF LAWFULNESS OF PROPOSED WORKS	Town Planning Ref.No. 25/02134/LDCLB
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Correspondence Address:

Mrs Elizabeth Chandler
Kirby Manor
73 High Street
Ashwell
Baldock
Hertfordshire
SG7 5NP

Applicant:

Mrs Elizabeth Chandler

Date of Receipt of Application: 15.09.2025

Site: **Kirby Manor, 73 High Street, Ashwell, Baldock, Hertfordshire, SG7 5NP,**

Description of development: Installation of 100mm flue pipe to recessed wall of annex at ground floor level

The North Herts Council, in pursuance of their powers under the above-mentioned Act and the associated Regulations, hereby CERTIFY that on the date of receipt of the application the works described above in respect of the afore-mentioned land and edged in red on the plan are lawful within the meaning of Section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The reason for this determination is as follows :-

The proposal would not constitute an alteration affecting the special character of this listed building and is lawful within the meaning of Section 26H(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 9 October 2025

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NOTES

1. The certificate is issued solely for the purpose of Section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. It certifies that the works specified taking place to the listed building/s described are lawful and therefore, are not liable to enforcement action under section 38 of the Act.
3. This certificate applies only to the extent of the works described and to the listed building/s specified and identified on the attached plan. Any works which are materially different from those described or which relate to other listed buildings may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 26H(5)(a) of the Act, which states that the lawfulness of works for which a certificate is issued are to be conclusively presumed to be lawful provided that they are carried out within 10 years beginning with the date of the issue of the certificate.

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. Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.