

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00146/LDCP	Conversion of ground floor GP Surgery E(e) into office space E(g)(i)	9 High Street Kimpton Hitchin Hertfordshire SG4 8RE

Submitted Plan Nos

Existing and Proposed Floor Plans Location Plan

1.0 Policies

2.0 **Site History**

2.1 Non-relevant applications for extensions and alterations to the site.

3.0 **Representations**

3.1 No consultation required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a ground floor unit used as a GP surgery (Use Class E) in a two storey building.

4.2 **Proposal**

4.2.1 The change of use of the existing unit from a GP surgery to offices (Use Class E).

4.3 **Key Issues**

4.3.1 Planning permission is not required for certain forms of development which comply with the Town and Country Planning (General Permitted Development) Order 2015 as amended.

4.3.2 The proposed and existing uses would both fall within Use Class E and therefore the proposal would not represent a material change of use of the building/land.

4.4 **Conclusion**

4.4.1 A Certificate of Lawfulness (proposed) can be issued on the basis that the proposed 'Conversion of ground floor GP Surgery E(e) into office space E(g)(i)' **would** constitute permitted development by virtue of Section 55 (1) of the Town and Country Planning Act 1990.

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 21 March 2025	