

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/00880/LDCP

Erection of front porch

3 Hitchin Hill Path

Hitchin

Hertfordshire

SG4 9EU

Submitted Plan Nos

2025-265-PD-101 2025-265-PD-102 2025-265-PD-501 Rev A

1.0 Policies

2.0 **Site History**

2.1 05/01864/1HH - First floor and single storey rear extensions (as amplified by plans received 27/01/06).

Conditional Permission

86/00921/1 - Erection of front entrance porch.

Conditional Permission

3.0 **Representations**

3.1 No consultation required

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached dwelling on the south-east side of Hitchin Hill, Hitchin.

4.2 **Proposal**

4.2.1 A Certificate of Lawfulness (proposed) is sought for the erection of a front porch.

4.3 **Key Issues**

4.3.1 The key issues for consideration are whether the proposed development would require a specific planning permission or be considered 'permitted development' in line with the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1 as amended.

D. *The erection or construction of a porch outside any external door of a dwellinghouse.*

4.3.2 **D1. Development is not permitted by Class D if –**

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

The proposal is compliant with this criterion.

(b) the ground area (measured externally) of the structure would exceed 3 square metres

The proposal is compliant with this criterion.

(c) any part of the structure would be more than 3 metres above ground level or

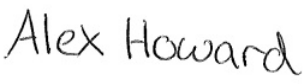
The proposal is compliant with this criterion.

(d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway

The proposal is compliant with this criterion.

4.4 **Conclusion**

4.4.1 A Certificate of Lawfulness (proposed) can be issued on the basis that the proposal constitutes permitted development by virtue of Class D, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Signed  Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 April 2025	