

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00395/LDCP	Internal alterations to facilitate partial garage conversion of integral garage to habitable space.	21 Saxon Rise Pirton Hitchin Hertfordshire SG5 3FA

Submitted Plan Nos

PL.101 PL.102 PL.103 Rev A PL.104 PL.105 Rev A PL.106

1.0 Policies

2.0 **Site History**

- 2.1 17/04239/OP: Outline application for the erection of 24 dwellings (including 8 affordable dwellings), together with provision of open space with seating, a perimeter path, archaeological information boards, footpath link and access to Priors Hill. (All matters reserved except means of access.) (as amended by plan no. 10 C). Approved by committee on 21 June 2018, subject to conditions and a S106 legal agreement.
- 2.2 18/02916/RM - Residential development comprising of 24 dwellings (including 8 affordable dwellings), together with provision of open space with seating, a perimeter path, archaeological information boards, footpath link and access to Priors Hill. CP 15/03/2019.
- 2.3 20/00342/NMA - Amendments to plots 3, 6, 7, 8, 21 and 22 primarily relating to amending window sizes and positions (as a non material amendment to planning permission reference 18/02916/RM granted on 18.03.2019).
- 2.4 25/02379/FPH - Single storey rear infill extension. Insertion of rooflights to existing rear extension. (as amended by plan nos. PL004A, PL005A - & PL006B received 14.01.2026).
- 2.5 Permitted development rights do not appear to have been removed.

3.0 **Representations**

- 3.1 Neighbour notification is not a statutory requirement as part of the Lawful Development Certificate process.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Semi-detached property located on the south east side of Saxon Rise. The property is located within the Pirton village settlement boundary.

4.2 **Proposal**

- 4.2.1 A certificate of lawfulness (proposed) is sought for:

"Internal alterations to facilitate partial garage conversion of integral garage to habitable space."

4.3 **Key Issues**

- 4.3.1 The key issues for consideration of a certificate of lawfulness (proposed) 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.

4.3.2 Section 55 of the Town and Country Planning Act 1990 defines ‘development’ as the carrying out of building, engineering, mining, or other operations in, on, over, or under land, or the making of any material change in the use of buildings or land. Internal alterations are not considered to be ‘development’ unless changing the use of the unit.

4.3.3 The proposed works are internal and will not change the use of the dwelling. The proposed works are not therefore ‘development’ and do not require planning permission.

4.4 Conclusion

4.4.1 A Certificate of Lawfulness (proposed) can be issued on the basis that the proposed works do not constitute ‘development’ as defined by Section 55 of the Town and Country Planning Act 1990 and therefore does not require planning permission.

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Signed  Ben Glover Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 March 2026	