NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Acts

Correspondence Address:
Avebury Projects Ltd
1 Copperhouse Court
Caldecotte
Milton Keynes
Bucks
MK7 8NL

Developer
Mr M Green

PARTICULARS OF DEVELOPMENT

Application:	18/00073/PNO
Proposal:	Prior approval notification - Class O: Change of use from Class B1 offices to 16 residential units (mix of 1 and 2 bedroom units) and associated parking
Location:	1-12 Old Park Road, Hitchin, Hertfordshire, SG5 2JR
Plan Nos:	001 P1 008 P2 007 P1 006 P1 005 P1 010 P3 026 P1 0`12 P1 014 P1 026 P1 009 P2 013 P2 011 P1

North Hertfordshire District Council, as local planning authority, hereby confirm that conditional **prior approval is given** under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 for the proposed development at the address shown above, as described by the description shown above.

The development must be carried out wholly in accordance with the information and details that the developer provided to the local planning authority on 17.01.2018 and in compliance with the conditions listed below.

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class O.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Signed:



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

Development & Conservation Manager
Date: 11 May 2018

NOTES

1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**

2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.

3 The fee is £116 per request or £34 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse. No fee is required for applications resulting from a condition removing "permitted development rights".

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application

4 **RIGHT OF APPEAL**

If the applicant is aggrieved by the decision of the Local Planning Authority, he may, in accordance with Section 195 of the Act, appeal to the Secretary of State for the Environment within 6 months of the date of this notice. For further information and appeal forms, go to the following website:

http://www.planningportal.gov.uk/planning/appeals

Or contact the Planning Inspectorate Customer Services Team:

Phone: 0303 444 5000
Email: enquiries@planningportal.co.uk
Address: The Planning Inspectorate, Suite C, 4th Floor, Spectrum Building, Bond Street, Bristol, BS1 3LG

5 **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

6 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN

AND COUNTRY PLANNING ACT 1990.