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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

Correspondence Address:

Stantec
50-60 Station Road
Cambridge
Cambridgeshire
CB1 2JH
United Kingdom

Developer

care of agent

PARTICULARS OF DEVELOPMENT

Application:	25/00943/DD
Proposal:	Demolition of existing building
Location:	Starwood House, Avenue One, Letchworth Garden City, Hertfordshire, SG6 2HB,
Plan Nos:	Location plan

Town & Country Planning (General Permitted Development Order) (England) 2015 Schedule 2, Part 11

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby notifies you that **PRIOR APPROVAL IS NOT REQUIRED** for the development proposed by you in your application received with sufficient particulars on 29.04.2025

North Hertfordshire District Council, as local planning authority, hereby confirm that their Prior Approval is NOT required for the proposed demolition which is in compliance with the limitations and conditions under Schedule 2, Part 11 of the Town and Country Planning (General Permitted Development) Order 2015 at the address shown above subject to the condition that the demolition occurs in accordance with the particulars set out within this application and within 5 years from the date the application was submitted to the LPA.

It is important that you read and understand all of the following information:

Consent for these works may be required from the Letchworth Garden City Heritage Foundation (www.leitchworth.com/heritage-foundation) under the Scheme of Management or leasehold covenants. If you do not already have their approval, you are advised to contact the Heritage Foundation on home@leitchworth.com or 01462 476017 to confirm whether you also need to submit an application to them.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 20 May 2025

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

1. 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

2. 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.

3. 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 DECISION NOTICE 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 THE TOWN AND COUNTRY (GENERAL PERMITTED DEVELOPMENT) ORDER 2015.