

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01628/LDCP	Use of existing dwelling to a holiday let.	20 Swan Street Ashwell Baldock Hertfordshire SG7 5NY

Submitted Plan Nos

Location plan Existing Ground Floor Plan Existing First Floor Plan

1.0 Policies

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a two-storey mid-terrace dwelling which is Grade II listed and located within the Ashwell Conservation Area.

4.2 **Proposal**

4.2.1 A Certificate of Lawfulness (proposed) is sought for the use of the property from a residential dwelling to a holiday let.

4.3 **Key Issues**

4.3.1 To assess on the balance of probability, if the proposed holiday let use would amount to a material change of use from the lawful permitted use under C3 Dwelling houses as set out under the Town and Country Planning (Use Classes) Order 1987 (as amended). Use Class C3 is subdivided into three categories, in this case Category's C3(a): Occupation by a single person or a family and C3(c): Up to six people living together as a single household who do not fall within C3(a) or (b), C3(b) relates to up to six people living together as a single household where care is provided. However, for a typical house, the lawful use would be described as C3 (Dwelling house).

4.4 **Consideration**

4.4.1 The proposed certificate seeks confirmation that the use of the existing dwelling house as holiday-let accommodation would be lawful. There is no permitted development right under Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permitting a change of use from a dwelling house to holiday-let accommodation. The determining issue is therefore whether the proposed use would result in a material change of use from the lawful use of the property as a dwelling house.

4.4.2 Whilst the information submitted provides limited detail regarding anticipated occupancy levels, guest numbers and the operation of the holiday-let accommodation, existing floor plans have been submitted which demonstrate that the property comprises a modest two-bedroom dwelling house with a small front garden and enclosed rear yard. Having regard to the scale and layout of the accommodation, it is considered unlikely that the proposed use would result in a level of occupation or activity materially different from that ordinarily associated with a dwelling house.

4.5 **Conclusion**

- 4.5.1 A Certificate of Lawfulness (Proposed) can be issued for the use of the existing dwelling house as holiday-let accommodation as this would not result in a material change of use and therefore would not constitute development within the meaning of Section 55(1) of the Town and Country Planning Act 1990.

Signed  Saffron Loasby Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 16 September 2026	