

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00104/FP	Erection of one detached dwelling with detached double garage and air source heat pump following demolition of existing stables and outbuildings including landscaping, amenity space, layout of access and parking. Erection of detached double garage to serve existing dwelling (received 12th and 18th of May 2026).	Lagonda Stud Pottersheath Road Pottersheath Hertfordshire AL6 9SU

Submitted Plan Nos

404_PL03_ 404_PL04 404_PL05_ 404_PL06-A 404_PL07-A 404_PL08-B 404_PL09-B 404_PL10-A_ 404_PL11-A 404_PL12-B 404_PL13 A 404_PL14-A

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
NE2	Landscape
NE4	Biodiversity and geological sites
T1	Assessment of transport matters
T2	Parking
SP2	Settlement Hierarchy and Spatial Distrib
SP5	Countryside and Green Belt
SECN12	Making effective use of land
SECN13	Protecting Green Belt Land
SECN14	Achieving well-designed places

2.0 **Site History**

- 2.1 23/02562/FP - Extensions and alterations to existing outbuildings to form one 3-bed dwelling including parking and landscaping following demolition of existing outbuildings and shed. – Conditional Permission on 28.02.2024 (extant as of writing this report)
- 2.2 98/01485/1 - Open sided barn for hay and straw storage – Conditional Permission
- 2.3 74/00803/1 - Erection of 2 stables. - Conditional Permission
- 2.3 Extensive site history for the dwelling.

3.0 **Representations**

3.1 **Neighbour Consultation** – 5x Objection:

- Not a sustainable location.
- Highways comments support assertion that it is not a sustainable location.
- Previous approval is not a meaningful fallback position.
- No drawings provided to show amenity impacts with neighbouring dwellings.
- Access would be close to neighbouring boundary.
- Increase in vehicle movements cause noise issues.
- Seeks a Phase 1 desk study for contamination.
- Seeks bat survey data.
- No drainage strategy submitted.
- Drainage scheme should be submitted and considered as a pre-commencement consideration.
- Loss of light.
- Seeks relocation of garage away from boundary.
- Harm to openness of the Green Belt.
- No net housing gain compared to extant approval.
- Increase in built form would be harmful to openness.
- Overbearing form of development.
- Vehicle use, noise, lighting, and movements would disturb privacy and the currently quiet, wildlife-rich area.
- Harm to trees and habitats from digging.
- Harm to gardens from lighting, loss of privacy and outlook.
- Traffic concerns during construction and when occupied for deliveries.
- Poor pedestrian links to/from the site.
- Inaccuracies of boundary treatment or type.
- BNG not accurately presented.
- Underestimation of tree loss and ecological impacts.
- Seeks bat and amphibian surveys to be reconsidered or provided.
- Seeks implementation of a CMP.
- Seeks a committee decision.

- 3.2 **Environmental Health** – No Objection. Notes alternate location of air source heat pump. Recommends conditions relating to contamination.
- 3.3 **Highways** - Does not wish to restrict grant of permission. Recommends conditions.
- 3.4 **Parish Council** – Objection. The site comprises a new dwelling in the Green Belt.
- 3.5 **Waste** – No information available to comment on.
- 3.6 **Ecology** – Recommends determination of the application with conditions and informatives. Their observations are listed below:

Reptiles/Amphibians: Recommends informative for reasonable avoidance measures.

Bats: Recommends informative relating to the discovery of bats. Does not consider that bats are present within the buildings.

Wild Birds: Recommends informative advising of tree works being undertaken outside of the nesting season.

Other Protected Species: Recommends informative requiring the provision of reinforced plywood within excavations to ensure animals can safely escape.

All pre-determination requirements have been met with sufficient information provided. Recommends standard BNG condition and considers a 10.38% gain can be achieved.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises Lagonda Stud, a detached two storey dwelling off Pottersheath Road. The site is brushed over by the Green Belt. It is presently a large site, with stabling and equestrian buildings within land to the rear.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

- Erection of one detached dwelling with detached double garage and air source heat pump following demolition of existing stables and outbuildings including landscaping, amenity space, layout of access and parking.
- Erection of detached double garage to serve existing dwelling.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The principle of the development.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.

- The impact that the proposed development would have on the environment.

Principle of Development:

- 4.3.2 The site is within the Green Belt, and is outside of the defined settlement boundary of nearby settlements. It is noted that the application site benefits from stabling and outbuildings within its wider curtilage. The extant determination concluded that the erection of a dwelling in this location would be acceptable, as it would comply with exception e. under what is now Policy GB7 whereby it would use PDL and would not substantially harm the openness of the Green Belt. This resulted in a net reduction in built form.
- 4.3.3 The definition of PDL (Previously Developed Land) excludes “land in built-up areas such as residential gardens”. I consider that the site is within a built up area, but consider that this part of the site not a garden. It is evidently part of the wider curtilage that the residents enjoy, however, the primary use is for personal equestrian uses, not agricultural uses or within the main garden of the dwelling. Therefore, I consider that the site remains as being PDL. The proposed development would result in a net reduction in footprint of approximately 8%, or down from approx. 278 sqm to 257 sqm. There would be a 40% increase in built volume across the site, from approx. 771 cubic metres to approximately 1,085 cubic metres.
- 4.3.4 The proposed dwelling and garage would be set to the eastern boundary of the site, and would be a chalet bungalow in appearance, comprising 1.5 storeys. I consider that its siting, away from Pottersheath Road, with some visibility from nearby residential curtilages would cause some degree of harm, particularly given its increase in height and bulk, however, the limited height is not considered to cause substantial harm to openness. Similarly, the erection of the garage for Lagonda Stud would be away from Pottersheath Road, with some visibility from neighbouring curtilages, and this is acknowledged, however, its single storey height is not considered to result in substantial harms. Associated vehicle movements and street paraphernalia including bin stores, seating and other features are not considered to substantially harm the openness of the Green Belt in this location given the residential nature of the area. Therefore, it is considered that exception g) would apply. Policy SP5 of the Local Plan 2011-2031 would therefore be complied with.
- 4.3.5 Although it is deemed that an exception applies, the applicant has undertaken a Grey Belt assessment, and I consider it is appropriate to also undertake this exercise. NPPF Policy GB7 goes onto advise under point g. the following would not be inappropriate:

“i. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

ii. There is an evidenced unmet need for the type of development proposed;

iii. The development would be in a sustainable location, with particular reference to policy TR3 of this Framework.”

The NPPF Definition for Grey Belt is:

“For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in policy GB2.”

The five purposes of the Green Belt are set out within Policy GB2 and are listed below:

- a. Check the unrestricted sprawl of large built-up areas;
- b. Prevent neighbouring towns merging into one another;
- c. Assist in safeguarding the countryside from encroachment;
- d. Preserve the setting and special character of historic towns; and
- e. Assist urban regeneration by encouraging the recycling of derelict and other urban land.

- 4.3.6 The East Herts, North Herts and Stevenage Green Belt Assessment, prepared by LUC and published in 2026 identifies the site as being situated within Parcel SLS18 of the Green Belt. The parcel as a whole is considered to make a weak/no contribution to purposes A, B and D. Given that the development would be sited on land that presently benefits from built form, or is adjacent to built form, and is not within or adjacent to a large built-up area, it is considered that Purpose A would not be contravened. The site would not be enabling the merging of two neighbouring towns. It is acknowledged that it is in proximity to Oaklands and the wider Welwyn area, but would not be enabling their sprawl towards another town. The site is not in close proximity to a historic town. It would therefore not contravene purpose D. Therefore, point i. of Policy GB7 would be met. Given the district’s housing land supply being less than 5 years, it is considered that the delivery of market housing in this location would meet an unmet need. The application site benefits from an extant permission for residential development in this location, with this decision concluding that the development would not be unsustainable in terms of its location. Furthermore, in relation to Policy TR3, the development would not generate significant amounts of movements, and would not be capable of enhancing the surrounding pedestrian infrastructure given the dwelling’s location. Furthermore, it is noted that the site is in relative proximity to Oaklands. The sustainability of its location is therefore acceptable. The development would therefore meet the requirements within Annex E and Policy GB7 of the NPPF to comprise grey belt land, and the principle is therefore supported.

Sustainability:

- 4.3.7 The three pillars of sustainable development are the economic, social and environmental pillars. The proposal would provide economic benefits by the use of local contractors and businesses for construction, maintenance and other servicing when occupied. Social benefits would arise from the provision of a dwelling to contribute to the district housing land supply, which the LPA cannot presently demonstrate a 5-year housing land supply. The site is considered to be in a suitably sustainable location. Therefore, the sustainability of the development is acceptable.

Design and Appearance:

- 4.3.8 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main building in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Chapter 14 of the National Planning Policy Framework.
- 4.3.9 The erection of the proposed dwelling would follow the demolition of existing buildings within the site. A new access would be introduced to the side of Lagonda Stud, allowing for vehicle access to the new dwelling and to a new garage to the existing dwelling. The garden would be fenced off to create another curtilage. The new dwelling would be in proximity to the eastern boundary, and would benefit from a garage to its front, with a driveway and parking area, with amenity space and garden areas to its sides and rear.

Appearance

- 4.3.10 The dwelling would be 1.5 storeys in height, with gables to its principal and rear elevations, and dormers to the north-east and south-east elevations. A porch is proposed over the front door, with rooflights within the main roof slope. The materials of construction would be red brickwork, slate roof tiles, lead cladding to the dormer cheeks, and dark colour frames to fenestration. Overall, the appearance of the dwelling would be traditional in nature, and is considered to complement local vernacular, notably in relation to the existing dwelling. The proposed garage to Lagonda Stud would feature gables to the front and rear elevations. It would complement the proposed dwellings in appearance and would therefore be acceptable.

Layout and Access

- 4.3.11 The proposed layout arrangements, whereby a new driveway to the side of Lagonda Stud, and with the dwelling to the rear of Rosalie would be similar to the extant scheme for the site. It is noted that this differs from the prevailing grain of development, whereby dwellings face onto the road, however, I do not consider that this would be substantially harmful to local character to warrant an objection. The proximity of the dwelling to the eastern boundary is noted, however, this would not result in a cramped or unacceptably contrived form of development to warrant an objection. The scale of the dwelling would complement the local grain of development, and would therefore not appear out of place.
- 4.3.12 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Chapter 14 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Standard of Amenity for Future Occupiers:

- 4.3.13 The proposed internal floor space for the dwellings would exceed the minimum space required for a dwelling of this size, as required by the Nationally Described Space Standards. Built in storage is demonstrated, delivering sufficient space to meet space

standard requirements. Amenity space is provided to the front, sides and rear. Overlooking and dominance are not considered to arise from the existing dwellings close to the plot, and it is therefore considered that the amenities of future occupiers would be suitably served by the buildings and garden areas.

Impact on Neighbouring Properties:

- 4.3.14 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.15 The host dwelling would be neighboured to the south-west by Rosalie and Sunnyside Cottage, to the south-east by Purley Cottage. These neighbours benefit from long gardens and trees to their adjoining boundaries. The proposed dwelling, by reason of its distance to these neighbours, the nature of their gardens and the screening, is not considered to overbear or dominate these neighbours. Given the dwelling's location to the north, it is not considered to overshadow neighbouring curtilages. Turning to Rosalie and Sunnyside Cottage, the neighbours along Pottersheath Road to the south of the site, it is noted that the plans originally included a dormer window facing these properties, in relative proximity to the shared boundary. Amended plans were received to omit the dormer window and to replace it with roof lights. It is considered that the omission of the dormer suitably overcomes dominance and overlooking concerns for these neighbours. The sky-ward orientation of the windows suitably mitigates actual overlooking from these windows. Given the amendment to omit the dormer window to reduce overlooking and dominance to neighbours, it is considered prudent to restrict Class B Permitted Development Rights to allow for consideration of impacts for any future dormer windows.
- 4.3.16 The proposed double garage serving Lagonda Stud would be located adjacent to land associated with Pine Lodge, and adjacent to Poplars Farm. The building would be approximate 3.9m in height and would be located approximately 2m from the boundary with Pine Lodge, and 2m from the boundary with Poplars Farm, or approximately 7.2m from the main dwelling at Poplars Farm. Adjacent is a hedge, with amenity space the opposite side of the hedge. It is not considered that the siting and scale of the garage would occasion unacceptable amenity impacts to the windows and spaces serving these neighbouring properties. The garage is not considered to allow for unacceptable degrees of overlooking owing to its single storey height.
- 4.3.17 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Environmental Implications:

- 4.3.18 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Chapters 5 and 18 of the NPPF.

4.3.19 Ecology have made representation. They consider that the application can be determined and have recommended conditions and informatives. Subject to the suitable implementation of these conditions and informatives, it can be concluded that the development would not occasion unacceptable harm to ecological assets within the site. It is noted that neighbour representations raise concerns with regards prospective inaccuracies in the plans. Herts Ecology concluded that submitted BNG information was acceptable as they would "have no reason to doubt these values". The planning agent has confirmed that ecology investigations were undertaken in accordance with relevant guidance. The agent has confirmed that submitted information was otherwise correct at the time of the preparation of these reports and plans.

Highways:

4.3.20 Highways have not objected to the proposal. Their representation recommends the inclusion of conditions seeking the submission of a Construction Method Statement, and a bound surface to the access for the first 2 metres and for the interception of water before it is discharged onto the highway. I consider that these conditions are reasonable. The location of the site in relation to bus stops is noted, but it is considered to be inappropriate to recommend refusal on this ground.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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.

3. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

4. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

5. None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

6. Any tree felled, lopped, topped, uprooted, removed or otherwise destroyed or killed contrary to the provisions of the tree retention condition above shall be replaced during the same or next planting season with another tree of a size and species as agreed in writing with the Local Planning Authority, unless the Authority agrees in writing to dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

7. Before the commencement of any other works on the site, trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this

requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

8. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as hibernacula, the inclusion of integrated bird/bat and bee boxes in buildings/structures and hedgehog holes in fences, has been submitted to and approved in writing by the local planning authority. The approved measures must be implemented on site prior to the first occupation of the dwelling / first dwelling hereby approved and retained on site thereafter. The agreed measures are to be implemented on site prior to the first occupation of the first dwellinghouse hereby approved and shall remain on site thereafter.

Reason: To ensure development secures biodiversity enhancements in accordance with Policy NE4 of the Local Plan.

9. Prior to the commencement of the development hereby permitted full details of a comprehensive hard and soft landscaping scheme (including planting details) and all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

All approved hard standing and boundary treatments shall be completed prior to the first occupation of the development.

The approved soft landscaping / planting details shall be carried out before the end of the first planting season following either the occupation of the (first) dwelling or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To ensure the development is comprehensively landscaped in the interests of visual amenity. Local Plan Policies D1 and N2.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Class B of Part 1 (and any further new class that may be introduced by way of an update) of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of preserving the amenities of neighbouring occupiers and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

11. No development shall take place before details of the proposed finished floor levels; ridge and eaves heights of the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of surrounding properties/ neighbour number XX. The development shall be carried out as approved.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to comply with Policy D1 of the Local Plan

12. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Method Statement shall include details of: Access arrangements to the site. Traffic management requirements. Construction and storage compounds Cleaning of site entrances, site tracks and the adjacent public highway. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times. Post construction restoration/reinstatement of the working areas and temporary access to the public highway.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

13. Prior to the first use of the development hereby permitted the vehicular access surface shall be bound for the first 2 meters into the site. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

14. No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:
 - o A Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination;

o A Phase 2 Site Investigation (where shown as necessary the Phase 1 Desk Study);
o A Phase 3 Remediation Scheme (where shown as necessary by the Phase 2 Site Investigation) All such work shall be undertaken in accordance with BS:10175:2026 or other appropriate guidance issued by the regulatory authorities. The work shall be sufficient to ensure that measures will be taken to mitigate any risks to human health and the wider environment.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

15. Prior to any permitted dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

Biodiversity Net Gain

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.
- The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.
- There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).
- Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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