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|  | <p>NORTH HERTS COUNCIL</p> <p>Town and Country Planning Act 1990 Section 191</p> <p><b>REFUSAL TO GRANT CERTIFICATE OF PROPOSED<br/>LAWFUL USE OR DEVELOPMENT</b></p> | <p>Town Planning<br/>Ref.No.</p> <p>25/01065/LDCP</p> |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|

**Correspondence Address:**

Mr Samuel Shemi  
17 Woodfield Lane  
Lower Cambourne  
Cambridge  
CB236FD  
United Kingdom

**Applicant:**

Mrs Mirirai Chown

Date of Receipt of Application: 28.05.2025

Site: **186 Whitehill Road, Hitchin, Hertfordshire, SG4 9HY**

Description of development: Use of a C3b dwelling as a children's home for a maximum of three children, with up to three carers, two of whom will sleep/ be awake overnight, working on a rota basis (C2)

The North Herts Council, in pursuance of their powers under the above-mentioned Act and the associated Orders and Regulations, hereby REFUSE TO GRANT A CERTIFICATE OF LAWFUL DEVELOPMENT for the operations described above in respect of the aforementioned land and edged\*/hatched\*/coloured\* in red on the plan attached hereto.

1. The proposed use is considered to represent a material change of use of the premises, which is development as defined by the Town and Country Planning Act 1990 (as amended). There is no part of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) which would apply in this case. The application for a certificate of lawful use is thereby refused by reason of the proposal being development for which planning permission is required.

Signed:



Shaun Greaves  
Development and Conservation Manager

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

**Date:** 26 June 2025

\* delete where inappropriate

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## **NOTES**

If you are aggrieved by this decision, you may appeal to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, by notice given on a form available from that office (Tel: 0117 372 6372), or on the website at [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk), within 6 months of this decision or, in exceptional circumstances, such longer period as the Secretary of State may agree.