

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00189/LDCP	Replacement windows and doors to side and rear elevations	19 Station Way Letchworth Garden City Hertfordshire SG6 3SF

Submitted Plan Nos

PL-499-A PL-500-A PL-505-A PL-506-A

1.0 Policies

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 No consultation required

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site consists of a detached bungalow on the south side of Station Way within a residential part of Letchworth Garden City.

4.2 **Proposal**

4.2.1 The application is for a Certificate of Lawful Development (proposed) to confirm whether the proposed replacement windows and doors to side and rear elevations would constitute development.

4.3.1 **Key Issues**

4.3.2 The key issue for consideration is whether the works would constitute development.

4.3.3 The proposed development does not benefit from Permitted Development Rights under Town and Country Planning General (Permitted Development) 2015 (as amended). However, given the similarity in appearance of the units in terms of their design, colour and form, I would not consider that operational development would occur against Section 55 of the Town and Country Planning Act 1990. Therefore, the proposal is considered to be '*de minimis*' and a Certificate of Lawfulness can be issued on this basis.

4.4 **Recommendation**

4.3.2 The Lawful Development Certificate should be **AGREED**.

1. The proposed development does not benefit from Permitted Development Rights under Town and Country Planning General (Permitted Development) 2015 (as amended). However, given the similarity in appearance of the units in terms of their design, colour and form, I would not consider that operational development would occur. Therefore, the proposal is considered to be 'de minimis' and a Certificate of Lawfulness can be issued on this basis.

Signed <i>Alex Howard</i> Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 February 2026	