

	NORTH HERTFORDSHIRE DISTRICT COUNCIL Town and Country Planning Act 1990 Section 191 CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT	Town Planning Ref.No. 24/02013/LDCP
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Correspondence Address:

Sole Concepts Limited
First Floor
94-96 High Street
Hoddesdon
EN11 8HD

Applicant:

Ms Thayakaran

Date of Receipt of Application: 23.09.2024

Site: 45 Abbots Road, Letchworth Garden City, Hertfordshire, SG6 4UU

Description of development: Hip to gable roof extension and insertion of rooflights to front and dormer window to rear roof slope to facilitate conversion of loftspace into habitable accommodation.

The North Hertfordshire District Council, in pursuance of their powers under the above-mentioned Act and the associated Orders and Regulations, hereby CERTIFY that on the date of receipt of the application the matter described above in respect of the aforementioned land and edged in red on the plan would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

The reason for this determination is as follows :-

A Certificate of Lawfulness (proposed) can be issued on the basis that the proposal of a hip to gable roof extension and insertion of rooflights to the front and dormer window to the rear roof slope to facilitate the conversion of the loft space into habitable accommodation constitutes permitted development by virtue of Class B, Part 1 and Class C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 7 October 2024

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NOTES

1. The certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the matter specified taking place on the land described would have been lawful, on the specified date and, thus, would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the matter described and to the land specified and identified on the attached plan. Any matter which is/are materially different from that/those described or which relate(s) to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Cadent Gas Informative:

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com. Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.

Consent for these works may be required from the Letchworth Garden City Heritage Foundation (www.lethworth.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@letchworth.com or 01462 476017 to confirm whether you also need to submit an application to them.