

Home Extension Team
4 Brand Street
Hitchin
SG5 1HX
United Kingdom

Our Ref : 25/03027/PNG

Contact : Alex Howard
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Date : 20th January 2026

FAO: Mrs Georgia Hayes-Maude

Dear Sir / Madam,

Prior Notification Class G Com Mix C3: Mixed used development comprising of commercial use (ground floor) and residential use (first floor) - to provide 1 x 2-bed flat.

3 Brand Street, Hitchin, Hertfordshire, SG5 1HX

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class G.

2. No development shall take place until a scheme for protecting the proposed first floor dwelling from noise from the commercial use of the ground floor and external commercial noise sources to the rear of the premises has been submitted to and approved in writing by the local planning authority. The dwelling shall not be occupied until such a scheme has been implemented in accordance with the approved details, and shown to be effective, and it shall be retained in accordance with those details thereafter.

Reason: To protect the amenities of future occupiers, in accordance with Policy D3 of the Local Plan.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves

Development and Conservation Manager

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