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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Henderson Architects
Louisville
South Street
Litlington
Cambridgeshire
SG8 0QR
United Kingdom

Applicant:

Paul Laville

PARTICULARS OF DEVELOPMENT

Application: 26/00904/FPH

Proposal: Single storey side and rear extension, open-sided front porch, replacement roof including installation of rooflights, removal of chimney and alterations to existing fenestration following demolition of existing store. Installation of vehicular access via dropped kerb and vehicle crossover including hardstanding to provide No.2 parking spaces.

Location: 4 Leete Place, Royston, Hertfordshire, SG8 5DX

Plan Nos: Location Plan 2601/01 2601/02 2601/03 2601/04 2601/05A
2601/06A 2601/07 2601/08A 2601/10 2601/11A

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 22 April 2026, subject to the following condition(s):

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. Prior to the first use of the development hereby permitted, the vehicular access shall be completed and thereafter retained as shown on drawing 2601/11 Rev A, in accordance with details and specifications to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Appropriate arrangements shall be made for surface water to be intercepted and disposed of separately so that it does not discharge from or onto the public highway.

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

4. Prior to the first use of the development, the proposed parking space shall be provided at 5.0m x 2.5m, in accordance with the Place and Movement Planning Design Guidance (P&MPDG), Part 4, Chapter 6, Table 11.9, and retained thereafter for that purpose.

Reason: To ensure a satisfactory form of development and in the interests of highway safety, in accordance with Policy 5 of Hertfordshire's Local Transport Plan (2018).

5. Prior to the first use of the development hereby permitted, 0.65m x 0.65m pedestrian visibility splays shall be provided on each side of the access and retained thereafter.

The splays shall be measured from the point where the edges of the access cross the highway boundary, extending 0.65m into the site and 0.65m along the highway boundary to form triangular visibility splays.

Within these areas, there shall be no obstruction to visibility between 0.6m and 2.0m above carriageway level.

Reason: To ensure a satisfactory development and safeguard pedestrian safety in accordance with Policies 5 and 7 of Hertfordshire's Local Transport Plan (2018).

6. Prior to first occupation of the development, the parking area shall be surfaced in a bound material to prevent loose material spilling onto the public highway.

Reason: To ensure satisfactory access and prevent debris from being carried onto the highway, in accordance with Policy 5 of Hertfordshire's Local Transport Plan (2018).

7. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because householder applications are exempt in respect of the biodiversity gain condition, under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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.

Informative/s:

1. The applicant is advised that construction materials should be stored within the site and not on the public highway. If this is not possible, authorisation should be obtained from the Highway Authority before works commence.

Further information:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx>

Tel: 0300 123 4047

2. Under Section 137 of the Highways Act 1980, it is an offence to obstruct a public highway or public right of way without lawful authority.
If construction activities are likely to obstruct the highway or public rights of way, permission must be obtained from the Highway Authority before works commence.

Further information:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx>

Tel: 0300 123 4047

3. Sections 148 and 149 of the Highways Act 1980 make it an offence to deposit material, mud, slurry, dust or debris on the highway.
Appropriate measures shall be taken to ensure vehicles leaving the site do not carry debris onto the public highway.

Further information:
Tel: 0300 123 4047

4. The Highway Authority has powers under Section 163 of the Highways Act 1980 to require measures preventing water from roofs or other parts of a property flowing onto or over the public highway.
5. Where works within the public highway are required to facilitate a new or amended vehicular access, they shall be carried out to the Highway Authority's specification by an approved contractor.
Any costs associated with the alteration or relocation of highway infrastructure, including street furniture and statutory undertakers' apparatus, shall be borne by the applicant.
Further information:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx>
Tel: 0300 123 4047

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 20 August 2026

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Applicants will need to pay a compliance fee where they request confirmation in writing of any planning consent, agreement or approval (commonly known as

discharge of conditions) required by one or more conditions or limitations attached to a grant of planning permission.

- 3 The fee is £309 per request or £89 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse.

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available via the Council's website:

www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application

- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision on a householder application then you must do so within 12 weeks of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development

order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

8 **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.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYELAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.