NORTH HERTFORDSHIRE DISTRICT COUNCIL

Process Set Out by Condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 In Accordance with Section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by Section 4(1) of the Growth and Infrastructure Act 2013)

DECISION NOTICE

Correspondence Address:
Morris And Weatherall
3 Maiden Street
Weston
Hitchin
Hertfordshire
SG4 7DG

Applicant:
Mr And Mrs Adams

PARTICULARS OF DEVELOPMENT

Application:	18/00304/NCS
Proposal:	Single storey rear extension with the following dimension: Length (measured from rear wall of original house) - 4.05 metres
Location:	35 Farthing Drive, Letchworth Garden City, Hertfordshire, SG6 2TR
Plan Nos:	AFD/2/1 AFD/2/2 AFD/2/3 AFD/2/4 AFD/2/5 Location Plan

North Hertfordshire District Council, as local planning authority, hereby confirm that their **Prior Approval Is Not Required** for the proposed development, subject to the compliance and conditions under Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority on 29 January 2018 and the plan(s) listed above.

The permitted development is subject to the following condition(s):

1. The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Signed:



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

Simon Ellis
Development & Conservation Manager
Date: 6 March 2018

It is important that you read all of the following information:

This written notice indicates that from the information that you have submitted, the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015.

From the information submitted it would appear that the proposed development satisifies all the criteria of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015.

However, If you want formal confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A), then you should submit an application to the local planning authority for a Lawful Development Certificate (LDC).

Informative:

It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.

It is a requirement of the above condition A.4 that the development shall be completed on or before 30 May 2019.

It is a requirement of the above condition A.4 that the developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and shall include (a) the name of the developer, (b) the address or location of the development, and (c) the date of completion.

Consent for these works may be required from the Letchworth Garden City Heritage Foundation (www.letchworth.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.