

PELHAM

STRUCTURES

Unit 4 Brices Yard, Butts Green, Langley Upper Green, Saffron Walden, Essex. CB11 4RT

North Hertfordshire District Council,
Development and Conservation,
PO Box 10613,
Nottingham,
NG6 6DH

04 February 2026

Dear Sir / Madam,

Householder Planning Application for: use of building approved and constructed under 24/01746/LDCP for use as offices, a games room, and a gym as an annexe for family members to reside in. Silvermead, Lower Titmore Green, Little Wymondley, Hitchin, Hertfordshire, SG4 7JT

This householder planning application has been submitted to allow the applicant a change in use of his outbuilding so that members of his family who have previously been residing in the main house to sleep in the outbuilding constructed in relation to the certificate above.

We are submitting the proposed site plan, floor plan and elevations, alongside the approved drawings for 24/01746/LDCP to show that no works have occurred that can be considered development as section 55 of the Town and Country planning act specifically notes at clause 2 that *"The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land--*
(a)the carrying out for the maintenance, improvement or other alteration of any building of works which—
(i)affect only the interior of the building, or
(ii)do not materially affect the external appearance of the building,

Recently, the outbuilding has been used on a temporary, compassionate basis by Mr Dickman's in-laws, who normally reside within the main dwelling. Following a hip replacement procedure, accessing their first-floor bedroom became impractical, and use of the ground-floor outbuilding was necessary during recovery.

Their occupation remains wholly dependent on the main house, including:

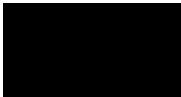
- All meals prepared and taken in the main dwelling
- Laundry, washing, and general domestic care provided by the applicants
- Continued use of the main dwelling's facilities, including shared living rooms, swimming pool, and outdoor areas

The outbuilding:

- Has no separate access, postal address, curtilage, or services
- Is wholly within the residential planning unit
- Is not rented or let; family members pay no bills or contributions
- Remains under sole ownership of Mr Dickman

We are also submitting the pre-app advice letter in regards to making an application for this change in use, where the officer gives his comments that he thinks the proposed use of the outbuilding as an annexe should be permissible: “an application to change the use of said outbuilding to an ancillary annexe, provided the surrounding fence was removed, would be considered acceptable in terms of design, neighbour amenity and parking provision and Policy HS6 of the NHLP and would not be considered to be inappropriate development in the Green Belt.”

Yours Faithfully,

A black rectangular box used to redact the signature of Meenu Justin.

Meenu Justin