

	NORTH HERTFORDSHIRE DISTRICT COUNCIL Town and Country Planning Act 1990 Section 191 CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT	Town Planning Ref.No. 26/02157/LDCE
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Correspondence Address:

Mr Michael Easton
21 Shrubbery Grove
Royston
SG8 9LJ
GB

Applicant:

John Hanson

Date of Receipt of Application: 27.08.2026

Site: Land On The South West Side Of , Barkway Road, Royston, Hertfordshire, SG8 9DF

Description of development: Removal of an existing workshop building on the site as implementation of planning permission 21/02957/FP in accordance with application number 26/01784/NMA which confirms that removal of the workshop will implement the planning permission

The works were carried out prior to the expiry date of the 21/02957/FP planning permission with evidence sent to NHDC before the expiry date.

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 attached hereto, 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 :-

The Council is satisfied that, on the balance of probabilities, sufficient evidence has been provided to establish that the development identified in the application commenced before the expiry date of the planning permission 21/02957/FP.

Signed:



Shaun Greaves

Development and Conservation Manager

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

Date: 25 September 2026

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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.