

Our Ref: 6835-04/PSS/101

Director of Planning
North Hertfordshire District Council
Development and Conservation
PO Box 10613
Nottingham
NG6 6DH



1 April 2026

Dear Sir/Madam,

**CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OR DEVELOPMENT
SITE AT ERNEST GARDINER TREATMENT CENTRE, PEARSALL CLOSE, LETCHWORTH
GARDEN CITY, SG6 1QZ**

This Planning Statement has been prepared by Apex Planning Consultants following instruction from Acorn Early Years Foundation (*'the Applicant'*). Its purpose is to support a Certificate of Lawfulness application relating to a proposed Class E(f) (day nursery) use (*'the Proposal'*) of Ernest Gardiner Treatment Centre, Pearsall Close, Letchworth Garden City, SG6 1QZ (*'the Site'*).

The objective of this Planning Statement is to explain the proposed use and to show why the Applicant posits there will be no material change of use, therein justifying why the application should be approved and a Certificate of Lawfulness should be issued by North Hertfordshire District Council (*'the Council'*).

Existing Use

It is understood that planning permission was granted pursuant to application reference 83/01104/1 for a day hospital, an access road and parking at the Site, on 10th November 1983. The building includes treatment, examination and consulting rooms, as well as a large open-plan occupational therapy/physiotherapy area. In addition, there are several offices, a staff/conference room, cloakroom and toilets, a kitchen and numerous storerooms.

Subsequently medical services have been provided to the local community, including minor treatments, for example, leg ulcers and wound care, occupational therapy, physiotherapy and a phlebotomy clinic, as a community outpatient service only.

Proposed Use

The Applicant is a charity that operates numerous day nurseries across three counties, providing early years care and education which is accessible to all. The day nursery operation falls within the category of Class E(f) of the Use Classes Order 1987 (as amended).

It is proposed that the Site will be used as another day nursery to add to the service and facilities already provided by the Applicant. Accordingly, the Site will be used as care and education for early years, with dedicated professional staff.

Planning Assessment

It is considered that the existing lawful use is one that falls under Use Class E(e), because the day hospital is a 'medical or health service', principally to visiting members of the public and it is not attached to the residence of the consultant or practitioner.

The Proposal is for the use of the Site as a day nursery that falls under Use Class E(f).

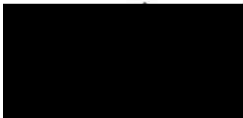
Both the existing and proposed use fall under the banner of Class E (Commercial, Business and Service), accordingly, it is opined that no material change of use will occur should the Site be used as a day nursery by the Applicant.

Conclusion

The Proposal accords with Section 55(2)(f) of the Town and Country Planning Act 1990 insofar as it does not qualify as a use of the Site that requires planning permission.

Therefore, the Applicant respectfully requests that the Council applies a positive attitude towards this Application and issues a Certificate of Lawfulness for Proposed Use or Development that confirms the Proposal can proceed without the need for planning permission.

Yours faithfully



Paul Smith
Director



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