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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990
Development) (England) Order 2015

Correspondence Address:

MRP Planning
10 Orient Close
St Albans
AL1 1AJ
United Kingdom

Developer

Ms Becky Quorn

PARTICULARS OF DEVELOPMENT

Application: 25/00896/PNAA

Proposal: Enlargement of detached bungalow by the construction of an additional storey to result in an overall height of 7.66 metres.

Location: Greenbanks, London Road, St Ippolyts, Hitchin, Hertfordshire, SG4 7NJ

Plan Nos: 518/P/13 518/P/13A 518/P/01A 518/P/10 A 518/P/11

North Hertfordshire District Council, as Local Planning Authority, hereby confirm that their **prior approval is given** for the proposed development 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.

The development must be carried out wholly in accordance with the information and details that the developer provided to the local planning authority on 22.04.2025 and in compliance with the conditions listed below.

1. The development must be completed within a period of 3 years starting with the date prior approval is granted.

Reason: In order to comply with Condition AA.2 (3c) of Schedule 2, Part 1, Class AA of the Town and Country Planning (Permitted Development) (England) Order 2015.

2. The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Reason: In order to comply with Condition AA.2 (2a) of Schedule 2, Part 1, Class AA of the Town and Country Planning (Permitted Development) (England) Order 2015.

3. The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion. Notification must be in writing and include the name of the developer, the application reference number, 25/00896/PNAA, the address of the dwelling house and the date of completion.

Reason: In order to comply with Condition AA.2 (3d) of Schedule 2, Part 1, Class AA of the Town and Country Planning (Permitted Development) (England) Order 2015.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 27 May 2025

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. **Informative:**

From the information submitted it would appear that the proposed development satisfies all the criteria of Schedule 2 Part 1 Class AA 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 AA), then you should submit an application to the local planning authority for a Lawful Development Certificate (LDC).

2. If you are aggrieved by the decision of your local planning authority 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 this application then you must do so within 12 weeks of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Suite C, 4th Floor, Spectrum Building, Bond Street, Bristol, BS1 3LG or online at www.planningportal.gov.uk/planning/appeals.

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.

3. **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.

4. 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.

5. **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 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, BYE-LAW, ORDER OR REGULATION OTHER THAN THE TOWN AND COUNTRY PLANNING ACTS.