

	NORTH HERTFORDSHIRE DISTRICT COUNCIL Town and Country Planning Act 1990 Section 191 CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT	Town Planning Ref.No. 25/02912/LDCE
--	---	---

Correspondence Address:

Mr Pardeep Dhaliwal
Unit 7a Baldock Industrial Estate
Baldock
Sg7 6ng
United Kingdom

Applicant:

Mr Pardeep Dhaliwal

Date of Receipt of Application: 05.12.2025

Site: **Unit 7a Lasor Building, Baldock Industrial Estate, Baldock, Hertfordshire, SG7 6NG,**

Description of development: Continued use as Class E(d) indoor sport, recreation, or fitness use (gym).

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 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 evidence submitted within this application supports the view that, on the balance of probabilities, the previous lawful use of the premises fell within light industrial/office use, under Use Class E(g), and the current use of the premises as an indoor sport, recreation or fitness, under Use Class E(d) of the Town and Country Planning (Use Classes) Order 1987 (amended in 2020). The Use Class Order confirms that change of use within the same use class, in this case Use Class E, is not to be taken to involve development of land that requires planning

permission under Section 55 of the TCPA 1990. As such, the use of the site for indoor sport, recreation, or fitness use (gym) is lawful and a certificate can be issued.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 8 January 2026

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. 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.