

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

Correspondence Address:

Pentangle Design Group
Suite 1
21 Bancroft
Hitchin
SG5 1JW
United Kingdom

Developer:

Mr Mandeep Basra

PARTICULARS OF DEVELOPMENT

Application: 24/01927/PNMA

Proposal: Conversion of ground floor (use class E) into two 1-bed flats (use class C3).

Location: 6 - 12 Station Road, Letchworth Garden City, Hertfordshire, SG6 3AU

Plan Nos: 3187 46, 3187 47, 3187 48A, 3187 49, 3187 50

North Hertfordshire District Council, as local planning authority, hereby confirm that their **prior approval is refused** 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 on 29th August 2024.

Reason for Refusal

Prior approval cannot be issued for the following reasons:-

The proposed conversion of ground floor (use class E) into two 1-bed flats (use class C3) would not benefit from the Prior Approval of the Local Planning Authority as set out in Part 3, Schedule 2 of the General Permitted Development Order as amended, by virtue of the Article 4(1) direction that has removed Class MA permitted development rights for the application site. Therefore, the Prior Approval of the Local Planning Authority is refused.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 16 October 2024

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RIGHT OF APPEAL

If the applicant is aggrieved by the decision of the Local Planning Authority, he may, in accordance with Section 195 of the Act, appeal to the Secretary of State for the Environment within 6 months of the date of this notice. For further information and appeal forms, go to the following website:

<http://www.planningportal.gov.uk/planning/appeals>

Or contact the Planning Inspectorate Customer Services Team:

Phone: 0303 444 5000
Email: enquiries@planningportal.co.uk
Address: The Planning Inspectorate, Suite C, 4th Floor, Spectrum Building, Bond Street,
Bristol, BS1 3LG