

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01927/PNMA	Conversion of ground floor (use class E) into two 1-bed flats (use class C3).	6 - 12 Station Road Letchworth Garden City Hertfordshire SG6 3AU

Submitted Plan Nos

3187 46 3187 47 3187 48A 3187 49 3187 50

1.0 Policies

2.0 **Site History**

2.1 N/A.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

3.2 **HCC Highways** – No objection.

3.3 **Environmental Health** – No objection.

3.4 **Letchworth Heritage Foundation** – None received.

4.0 **Planning Considerations**

4.1 **Site & Surroundings**

4.1.1 The application site is a two-storey building on the north side of Station Road, Letchworth. The site is within the Conservation Area and is within an Article 4 area.

4.2 **Proposal**

4.2.1 Prior Approval is sought for the conversion of ground floor (use class E) into two 1-bed flats (use class C3) under Class MA, Part 3 of Schedule 2 of the General Permitted Development Order as amended.

4.3 **Key Issues**

4.3.1 The key issue is firstly whether the proposed development complies with the relevant criteria as set out in MA.1, defined by The Town and Country Planning (General Development Order) 2015 Schedule 2, Part 3, Class MA as amended. Secondly, whether the proposed development would require Prior Approval for matters in relation to the conditions listed in paragraph MA.2.

4.3.2 **Permitted development**

4.3.3 The application site is within the Letchworth Garden City Town Centre which is subject to an Article 4(1) direction, which came into effect on the 5th October 2022. This Article 4(1) direction has directed that permitted development rights in the first schedule, in this case being development comprised within Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Development Order) 2015 (Class E to Class C3), shall not apply to land within the allotted area in the second schedule, of which this site is. As such, the proposal at this site cannot benefit from the Prior Approval of the LPA as those

permitted development rights have been removed by virtue of the Article 4(1) direction. Therefore, full planning permission is required for this development.

4.4 Conclusion

- 4.4.1 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 direction that has removed Class MA permitted development rights for the application site. Therefore, the Prior Approval of the Local Planning Authority is refused.

5.0 Recommendation

5.1 That Prior Approval be **REFUSED** for the following reason:

1. 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 October 2024	