

	NORTH HERTS COUNCIL Town and Country Planning Act 1990 Section 191 REFUSAL TO GRANT CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT	Town Planning Ref.No. 25/00638/LDCP
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Correspondence Address:

CBArchitect
Office 1
First Floor
1 Market Hill
Royston
SG89JL
United Kingdom

Applicant:

Mr Oliver Prince

Date of Receipt of Application: 07.03.2025

Site: **72 Redwing Rise, Royston, Hertfordshire, SG8 7XE**

Description of development: Single storey rear extension

The North Herts Council, in pursuance of their powers under the above-mentioned Act and the associated Orders and Regulations, hereby REFUSE TO GRANT A CERTIFICATE OF LAWFUL DEVELOPMENT for the operations described above in respect of the aforementioned land and edged*/hatched*/coloured* in red on the plan attached hereto.

0. The proposed single storey rear extension would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres. This application therefore fails to comply with the requirements of criterion (i) , Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended and planning permission is required for these works.

Signed:



Shaun Greaves

Development and Conservation Manager

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

Date: 3 April 2025

* delete where inappropriate

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NOTES

If you are aggrieved by this decision, you may appeal to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, by notice given on a form available from that office (Tel: 0117 372 6372), or on the website at www.planning-inspectorate.gov.uk, within 6 months of this decision or, in exceptional circumstances, such longer period as the Secretary of State may agree.