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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Process Set Out by Condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 In Accordance with Section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by Section 4(1) of the Growth and Infrastructure Act 2013)

DECISION NOTICE

Correspondence Address:

Mr Benjamin Jutsum
19 Manton Road
Hitchin
Hertfordshire
SG4 9NW

Applicant:

Mr Benjamin Jutsum

PARTICULARS OF DEVELOPMENT

Application: 25/02143/NCS

Proposal: Single storey rear extension with the following dimension:
Length as measured from rear wall of original dwelling - 6 metres

Location: 19 Manton Road, Hitchin, Hertfordshire, SG4 9NW

Plan Nos: DOC2506001_1 DOC2503001_2 DOC2503003_3
DOC25030004_2 DOC2506004_1 DOC2506002_1

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 2 September 2025.

Reason for Refusal

The Council consider that the impact of the proposed development on the amenity of the adjoining premises would be unacceptable for the following reason(s):

1. Prior approval is refused on the basis that the proposed single storey rear extension fails to comply with Part 1, Class A, A.1(d) of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 25 September 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>

It is important that you read all of the following information:

RIGHT OF APPEAL

If the Developer is aggrieved by the decision of the Local Planning Authority, he may, in accordance with Section 195 of the Town & Country Planning Act 1990, appeal to the Secretary of State for the Environment within 12 weeks 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.gov.uk

Address: The Planning Inspectorate, Suite C, 4th Floor, Spectrum Building, Bond Street, Bristol, BS1 3LG