

	NORTH HERTFORDSHIRE DISTRICT COUNCIL Town and Country Planning Act 1990 Section 191 CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT	Town Planning Ref.No. 26/00222/LDCE
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Correspondence Address:

Irwin Mitchell
28 Tudor Street
London
EC4Y 0AY

Applicant:

Mrs Francoise Dimsdale

Date of Receipt of Application: 10.02.2026

Site: **Libre View, Bell Lane, Nuthampstead, Royston, Hertfordshire, SG8 8ND,**

Description of development: Use of the property as a dwellinghouse (Class C3) in breach of condition 3 attached to planning permission ref 1/457/82(277) dated 1 July 1982

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 use described above in respect of the afore-mentioned land and edged in red on the plan attached hereto, 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 with this application supports the view that the dwelling, known as Libre View, has been occupied by persons not employed solely, mainly or last in agriculture or forestry since September 2012 until February 2025. As such, it is considered that the evidence submitted, on the balance of probabilities, shows that the dwelling has been occupied in breach of its restrictive condition for a continuous and uninterrupted period of at least 10 years. Therefore, in accordance with Section 171B of the Town and Country Planning Act 1990, no enforcement action can be taken upon a breach of planning control if a period of 10 years has

surpassed from the date of the original breach. As such, a certificate of lawfulness 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: 27 February 2026

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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 use*/operations*/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 use*/operations*/matter described and to the land specified and identified on the attached plan. Any use*/operations*/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.