

PETER GEORGE TOWN PLANNING

A: Peter George Town Planning, Nine Hills Road, Cambridge, CB2 1GE

E: tom@petergeorgetownplanning.com



23 March 2026

Development Control
North Herts Council
Gernon Road
Letchworth Garden City
SG6 3JF

Dear Sirs

Tallents Research Farm, Kimpton Bottom, Kimpton, SG4 8EU

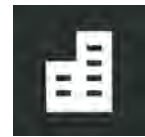
Certificate of Lawfulness of Existing Use or Development (Section 191 of the Town and Country Planning Act 1990 As Amended)

Introduction

Peter George Town Planning is instructed by Mr David Manning to prepare and submit an application to North Hertfordshire Council (the Council) for a Certificate of Lawfulness of Existing Use or Development (CLEUD) in respect of the above site.

This application seeks confirmation that planning permission reference 23/01892/S73 has been lawfully implemented by carrying out a material operation at the site, in accordance with the approved plans. The site location plan is attached at **Appendix 1**.

The applicant is therefore seeking a certificate of lawfulness to confirm that that a material start has been made in accordance with condition 1 of the planning permission, which requires the development to start within 3 years of the grant of the host consent: planning permission ref. 23/00094/FP.



Administrative Matters

To assist with the determination of this application, we enclose the following information:

- Application form, duly signed and dated
- Fee of £596
- Statutory Declaration of Kevin McBride
- Appendix 1: Existing Site Plan (Drawing Ref. 1394-SU-001)
- Appendix 2: Decision Notice Planning Permission Ref. 23/01892/S73
- Appendix 3: Drawings Ref. 1394-BR-104 and 1394-BR-110
- Appendix 4: Dated Construction Photograph
- Appendix 5: Building Regulations Site Inspection Note
- Appendix 6: Decision Notice Discharge of Conditions Ref. 26/00353/DOC, 26/00463/DOC and 26/00464/DOC

Background

Planning permission ref. 23/01892/S73 was granted on 25/09/2023 for:

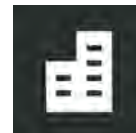
"Variation of Condition 2 (Revised plans) of planning permission 23/00094/FP granted 06/04/2023 for Erection of one detached 3-bedroom dwelling for an agricultural worker with associated vehicular access, car parking, and private residential garden."

Copies of the planning permission and the approved drawings are included at **Appendix 2**.

Certificate of Lawfulness

Section 191(1)(b) of the Town and Country Planning Act 1990 (the Act) indicates that an application for a Certificate of Lawfulness can be made to ascertain whether *"any operations which have been carried out, in, on, over or under land, are lawful."*

To lawfully implement a planning permission, a developer must a) ensure all pre-commencement conditions have been complied with, and b) carry out a 'material operation' comprised in the development (as defined in s.56(4) of the Act, before the expiry of the time limit. As set out below, **both** of these requirements have been met.



The application must be decided on the facts of the case and in accordance with planning law. The standard of proof is to assess the application on the balance of probabilities. The facts as set out within this letter and the associated documentation satisfy the burden of proof and on the balance of probabilities,

Commencement of Development

Section 56(1) of the Town and Country Planning Act 1990 (the Act) states that the development of land shall be taken to be initiated ***“if the development consists of the carrying out of operations, at the time when those operations are begun.”***

Section 56(2) of the Act states that development shall be taken to be begun on the earliest date on which **any material operation comprised in the development begins to be carried out.**

“Material operation” is defined in Section 56(4) as including:

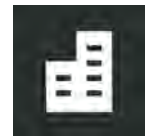
- (a) any work of construction in the course of the erection of a building;*
- (aa) any work of demolition of a building;*
- (b) the digging of a trench which is to contain the foundations, or part of the foundations, of a building;*

S.336(1) of the Act defines **“building”** as including ***“any structure or erection, and any part of a building, as so defined”***. **“Erection”** of buildings is defined to include ***“extension, alteration and re-erection”***.

The Courts have confirmed that very little is required in order for works comprised in a development to constitute a *“material operation”* under s.56(4). The judgement in *Malvern Hills DC v Secretary of State for the Environment (1983)* sets out that s56 should be interpreted benevolently to avoid hardship to a developer who is genuinely undertaking the development.

However, whether a material operation has begun essentially involves consideration of two factors:

- 1) whether the work undertaken in accordance with the grant of planning permission;
- and,



2) whether the work was more than de minimis*.

**Merriam-Webster definition of 'de minimis: "lacking significance or importance: so minor as to merit disregard.*

Works Undertaken and Evidence

The material operations carried out include the excavation of a section of the foundations of the front wall of the approved dwelling. The part of the foundation excavated is marked in red on drawing refs. 1394-BR-104 and 1394-BR-110 (attached as **Appendix 3**) and shown on the dated construction photographs (attached as **Appendix 4**). This work has been carried out in accordance with planning permission ref. 23/01892/S73.

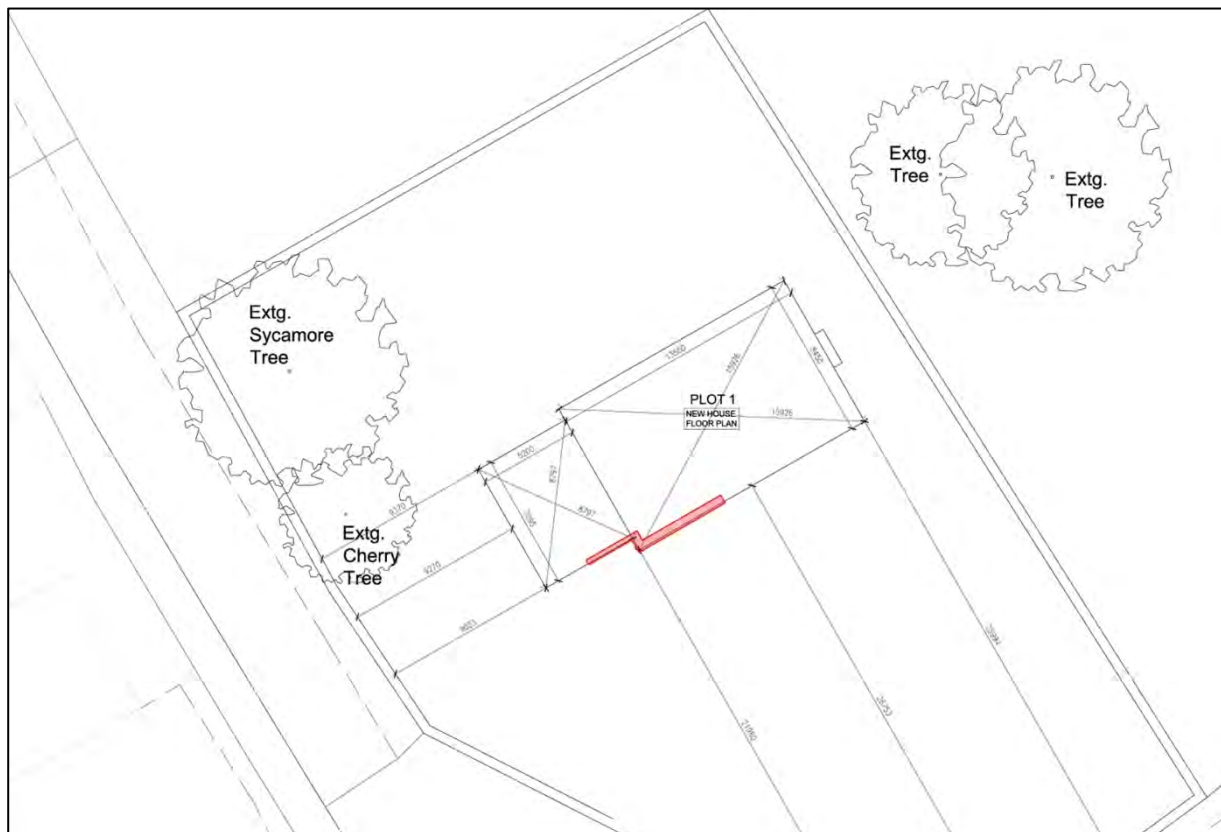
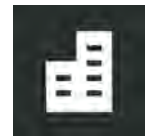


Figure 1 - Excerpt from Drawing Ref. 1394-BR-110

Photographic Evidence

Photographic evidence dating from 18/03/2026 is included at **Appendix 4** showing the trench that has been excavated.



Building Regulations Site Inspection Note

Attached at **Appendix 5** is a Building Regulations Site Inspection Note authored by Stuart Robertson of London Building Control following his site inspection on 18/03/2026. The Inspection Note confirms the satisfactory completion of the excavation of part of the foundation as described above.

Summary

Based on the factual evidence presented as part of this application and summarised above, it is clear that building works commenced on site on 18/03/2026, with such works being carried out in accordance with the planning permission. The works undertaken amount to a “*material operation*” for the purposes of s.56(2) of the Act. S336(1) of the Act and were undertaken prior to the expiry of the planning permission.

Pre-Commencement Conditions

Planning permission ref. 23/01892/S73 included three pre-commencement conditions. The conditions were discharged as follows:

Condition	Details	Application Ref.	Approval Date
Condition 3	Landscaping Details	26/00353/DOC	03/03/2026
Condition 4	Materials Schedule	26/00463/DOC	03/03/2026
Condition 5	Land Contamination	26/00464/DOC	03/03/2026

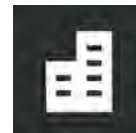
As noted above, the relevant pre-commencement condition was discharged prior to the expiry of the planning permission. Copies of the decision notices are attached at **Appendix 6**.

Statutory Declaration

The above is accompanied by a Statutory Declaration attesting to the facts of the situation as they are described above.

Conclusion

This letter supports an application for a Certificate of Lawfulness of Existing Use or Development (CLEUD) to confirm that planning permission ref. 23/01892/S73 was lawfully implemented prior to the expiry of the three-year time limit as required by Condition 1 of



the planning permission. The evidence set out and referred to within this letter demonstrates that this is the case.

We trust that the information submitted is in order and allows a certificate to be issued. If you require any further information, please contact me.

Yours sincerely,

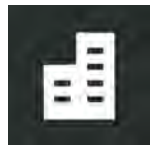


Tom Donovan BA(Hons) MA MRTPI, Director

PETER GEORGE TOWN PLANNING



APPENDIX 1: Existing Site Plan (Drawing Ref. 1394-SU-001)



APPENDIX 2: Decision Notice Planning Permission Ref. 23/01892/S73



www.north-herts.gov.uk

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Acts

DECISION NOTICE

Correspondence Address:

Peter George Town Planning
Nine Hills Road
Cambridge
CB2 1GE

Applicant:

Mr D Manning

PARTICULARS OF DEVELOPMENT

Application: 23/01892/S73

Proposal: Variation of Condition 2 (Revised plans) of planning permission 23/00094/FP granted 06/04/2023 for Erection of one detached 3-bedroom dwelling for an agricultural worker with associated vehicular access, car parking, and private residential garden.

Location: Tallents Research Farm, Kimpton Bottom, Kimpton, Hitchin, Hertfordshire, SG4 8EU

Plan Nos: 1394-PL-010B 1394-PL-011A 1394-PL-012 1394-SU-001
PL007A PL008B

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 10 August 2023, subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of 3 years from the grant of planning application 23/00094/FP.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Full details of landscaping shall be submitted to and approved in writing by the local planning authority prior to works commencing to implement this permission. The landscaping details shall include:
 - o Details of all hard landscape surfaces
 - o Details of all new trees and shrubs including species, size and planting densities
 - o Details of all trees and shrubs to be removed
 - o Details of all boundary treatment including fencing

The development shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance of the completed scheme in the interests of visual amenity and the landscape character of the area.

4. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

5. (a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.

(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

- (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
- (ii) The results from the application of an appropriate risk assessment methodology

(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method

Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

(d) This site shall not be occupied, or brought into use, until:

(i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

(e) Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

6. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, or a dependent of such a person residing with him or her, or a widow or widower of such a person.

Reason: The site is within an area where there is a presumption against new development unless it is essential for agricultural or other special reasons. Permission in this case is granted solely in the light of the agricultural necessity and thus the occupation of the dwelling is restricted to ensure its continued use in fulfilling that need and to comply with Policy CGB3 of the North Hertfordshire Local Plan 2011 to 2031.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area, the scale and function of the building pursuant to the needs of the agricultural business, in order to continue compliance with Policy D1 and Policy CGB3 of the North Hertfordshire Local Plan 2011 to 2031.

8. Prior to occupation, the proposed new dwelling shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

9. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 25 September 2023

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NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Applicants will need to pay a compliance fee where they request confirmation in writing of any planning consent, agreement or approval (commonly known as discharge of conditions) required by one or more conditions or limitations attached to a grant of planning permission.
- 3 The fee is £116 per request or £34 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse.

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available via the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application
- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.
- 5 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special

circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

8 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

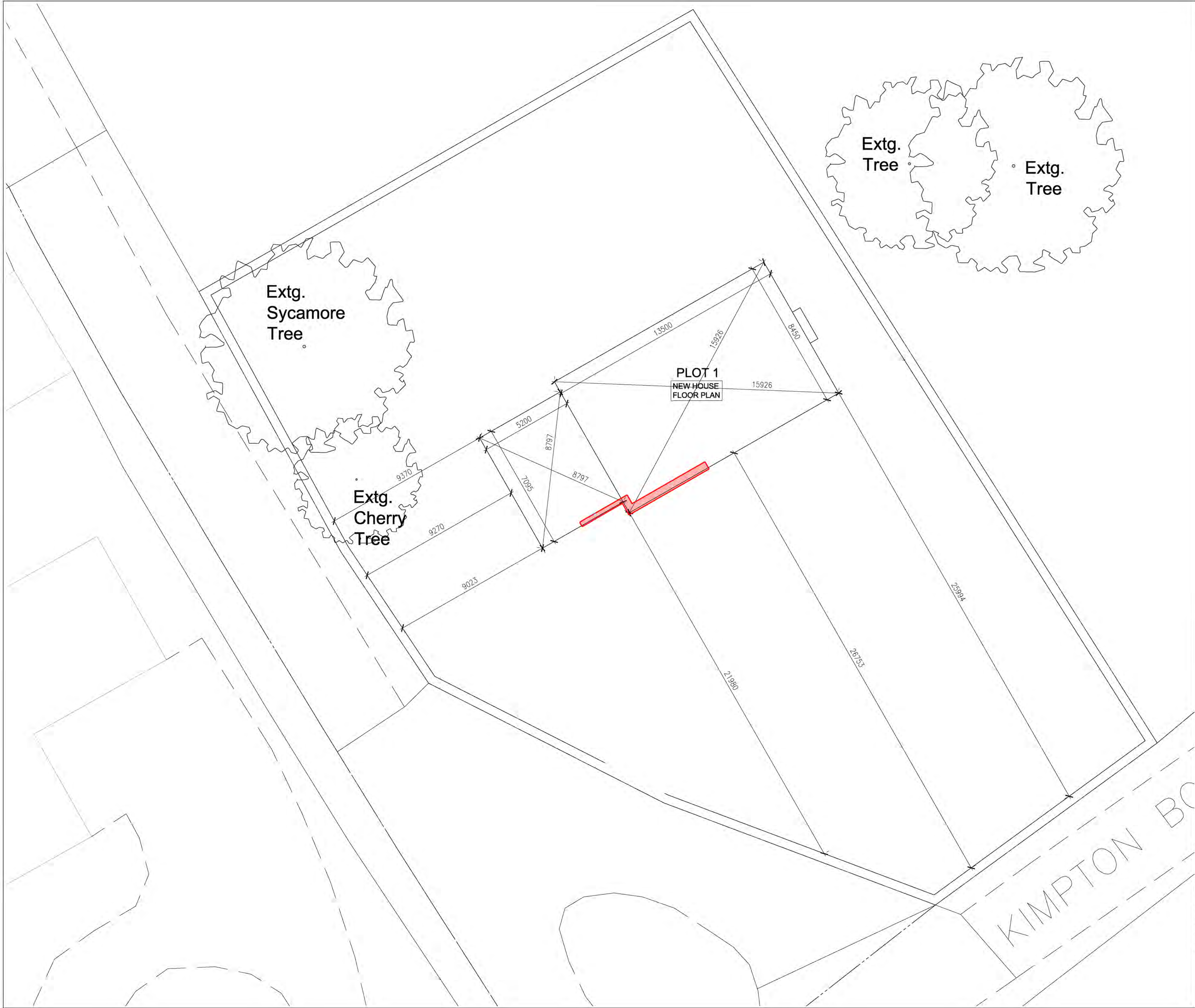
any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

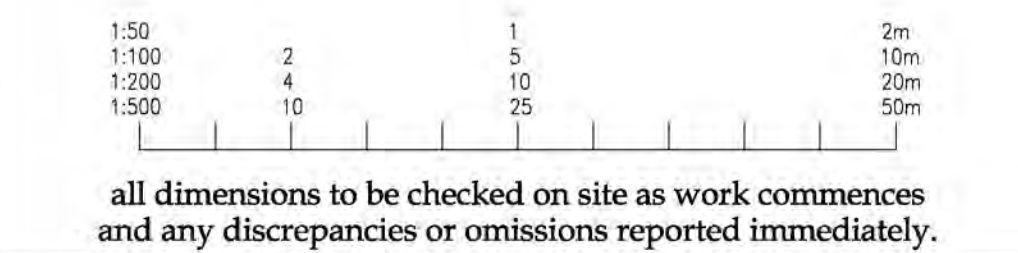
Consent for these works may be required from the Letchworth Garden City Heritage Foundation (www.leitchworth.com/heritage-foundation) under the Scheme of Management or leasehold covenants. If you do not already have their approval, you are advised to contact the Heritage Foundation on home@leitchworth.com or 01462 476017 to confirm whether you also need to submit an application to them.



APPENDIX 3: Drawings Ref. 1394-BR-104 and 1394-BR-110



 - Area shaded red indicates foundations excavated 17th March 2026



client **Mr Manning,**
Tallents Farm,
Kimpton Bottom,
Kimpton,

job title: **Proposed residential development**
1no. detached dwelling

dwg title: **Proposed setting plan**

dwg. no: 1394-BR-110 drawn by: J. Bygate scales: 1:100

revision suffix: - status: **Building Regulations** date: March 2026

Rev.	Description	Date
-	-	-

JB Designs (Herts)

169 Manor Road, Caddington, LU1 4HJ
Tel: 07841-389342 Email: info@jbdesignsherts.co.uk



APPENDIX 4: Dated Construction Photograph



Add a Caption

Wednesday • 18 Mar 2026 •
11:37

Adjust

IMG_5928



APPENDIX 5: Building Regulations Site Inspection Note



**13 Woodstock Street,
London W1C 2AG**

T:(General) [0845 630 2112](tel:08456302112)
(London) [0207 099 3636](tel:02070993636)

Email: info@londonbuildingcontrol.co.uk

Web: www.londonbuildingcontrol.co.uk

Our Ref : **24/111657/HERTSDDGDH/SR**

Date : 19-03-2026

Mr David Manning
Rook Grove Kimpton Hall Farm
Kimpton
Hitchin
SG4 8EJ

Sent via email to davidramridge@gmail.com, andy.f.ohara@hotmail.com, info@stanleyandingram.co.uk

Dear Sir/Madam,

THE BUILDING ACT 1984
THE BUILDING REGULATIONS 2010
The Building (Registered Building Control Approvers etc.) (England) Regulations 2024

Proposal: New detached dwelling with adjoining garage

Address: Land At Tallents Farm Kimpton Bottom, Kimpton, Hitchin, SG4 8EU

Surveyor: Stuart Robertson - Class 2 A-F, 3 G-H, 07917 352580 stuartr@londonbuildingcontrol.co.uk

Please find below a copy of our site inspection records for your information.

Note: This inspection report is restricted to requirements covered by Building Regulations current at that time. It does not constitute evidence that the Building Regulations have been satisfied. It remains the responsibility of the person carrying out the work and dutyholders to ensure that the work complies with the Building Regulations. We do not replace or carry out the function of a Clerk of Works

The BSR operational standard rules (Building Control functions) require this report to be provided to you as one of the listed dutyholder/agent. We are unable to remove you from the distribution list unless removed as a dutyholder. To enable us to issue a final certificate all dutyholders need to sign a compliance statement via the [link](#)

As a dutyholder you are required to provide and satisfy anything requested to demonstrate Building Regulation compliance. Please ensure any listed items in the 'Actions' section of the site report are addressed within a timely manner.

Inspection Report

Property Address: Land At Tallents Farm Kimpton Bottom Kimpton Hitchin SG4 8EU

Property Classification (delete as appropriate):

2A Dwellings less than 7.5m,

Fire Authority Consultation (Is the building a premises which the Fire Safety Order (FSO) apply : N

Inspecting Surveyors Name: Jerry Elliott

Inspecting Surveyors Classification: Level 2A, 2B, 2D & 2E.

(Where relevant) Supervisors Name: n/a

Supervisors Classification: n/a

Date of Visit : 18/03/2026

Type of visit: Commencement

Status of visit : Satisfactory

Mileage : 13

Weather conditions / temperature: Sunny and 18 degrees.

Property Status : Unoccupied

File Reviewed : No issues.

Plan Assessment Tab Completed : Yes

Site contact including name : Builder Andy O'Hara 07710 441468

Site Notes : Foundations excavated for a small section of the front wall on the LHS looking from the front approx. 1.1m deep and 600mm wide with stony clay subsoil. Foundations started for Planning purposes and design required due to nearby trees.

Next Inspection : Completed foundations.

Actions :

A foundation design to justify the proposed foundation depths should be provided to show compliance with the NHBC Building near trees Chapter 4.2 guide.

Contraventions (Clearly written incl. Part A, Part B etc. with GEO TAGGED PHOTOS): None

---End of report---

Yours faithfully,



Nell Delacy
Administration Assistant
For and on behalf of **London Building Control Ltd**
Registered Building Control Approvers

Offsetting our Carbon Footprint - for every building control application we receive we have arranged through [Ecologi](#) for a tree to be planted to help offset our carbon footprint!



APPENDIX 6: Decision Notice Discharge of Conditions Ref. 26/00353/DOC, 26/00463/DOC
and 26/00464/DOC

Peter George Town Planning Ltd
Mr Tom Donovan
Nine Hills Road
Cambridge
CB2 1GE

Our Ref: 26/00353/DOC

Contact: Thomas Howe
Direct Line: 01462 474249
Email: thomas.howe@north-herts.gov.uk

Date: 3 March 2026

Dear Sir/Madam

Details of Condition : Details reserved by condition 3 (Landscaping details) of Planning permission 23/01892/S73 granted 25/09/2023 , Tallents Research Farm, Kimpton Bottom, Kimpton, Hitchin, Hertfordshire, SG4 8EU,

Please quote the following reference: 26/00353/DOC on all correspondence.

I refer to your application received on **9 February 2026**, which seeks approval of the landscaping details for the above site pursuant to Condition 3 of the planning permission reference number **23/01892/S73**.

Following consideration of the submitted landscaping details, I can confirm that the proposed soft and hard landscaping scheme and planting scheme received 9 February 2026 are considered acceptable and hereby approved.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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Peter George Town Planning Ltd
Mr Tom Donovan
Nine Hills Road
Cambridge
CB2 1GE

Our Ref: 26/00463/DOC

Contact: Thomas Howe
Direct Line: 01462 474249
Email: thomas.howe@north-herts.gov.uk

Date: 3 March 2026

Dear Sir/Madam

Details of Condition : Details reserved by condition 4 (Materials schedule) of Planning permission 23/01892/S73 granted 25/09/2023 , Tallents Research Farm, Kimpton Bottom, Kimpton, Hitchin, Hertfordshire, SG4 8EU,

Please quote the following reference: 26/00463/DOC on all correspondence.

I refer to your application received on **9 February 2026**, which seeks approval of the materials of construction for the above site pursuant to Condition 4 of the planning permission reference number **23/01892/S73**.

Following consideration of the submitted materials schedule, I can confirm that the proposed materials of construction details received 9 February 2026 are considered acceptable and are hereby approved.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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Peter George Town Planning Ltd
Mr Tom Donovan
Nine Hills Road
Cambridge
CB2 1GE

Our Ref: 26/00464/DOC

Contact: Thomas Howe
Direct Line: 01462 474249
Email: thomas.howe@north-herts.gov.uk

Date: 3 March 2026

Dear Sir/Madam

Details of Condition : Details reserved by condition 5 (Preliminary Risk Assessment) of Planning permission 23/01892/S73 granted 25/09/2023, Tallents Research Farm, Kimpton Bottom, Kimpton, Hitchin, Hertfordshire, SG4 8EU,

Please quote the following reference: 26/00464/DOC on all correspondence.

I refer to your application received on **9 February 2026**, which seeks approval of the Preliminary Risk Assessment for the above site pursuant to Condition 5 of the planning permission reference number **23/01892/S73**.

Following consultation with the Environmental Health team, I can confirm that the submitted Preliminary Risk Assessment received 9 February 2026 is considered acceptable and hereby approved. Parts a) – d) within Condition 5 can therefore be discharged. Contamination that is encountered during construction should be reported immediately as required by part e) of Condition 5.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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