

	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. 25/02498/LDCP
--	---	---

Correspondence Address:

Mrs Georgia Hayes-Maude
4 Brand Street
Hitchin
SG5 1HX
United Kingdom

Applicant:

Mr and Mrs Cote / Sykes

Date of Receipt of Application: 29.09.2025

Site: 62 Kings Road, Hitchin, Hertfordshire, SG5 1RD

Description of development: Alterations to existing detached garage to facilitate conversion into office space

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. A Certificate of Lawfulness (proposed) cannot be issued on the basis the existing garage has a height that exceeds 2.5 metres, given it is within 2 metres of a boundary the existing garage has a height of 4.27 metres. This application therefore fails to comply with the requirements of criterion (e i and ii) , Class E, 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: 20 November 2025

* delete where inappropriate

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>

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.