

	NORTH HERTS COUNCIL Town and Country Planning Act 1990 Section 191 REFUSAL TO GRANT CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT	Town Planning Ref.No. 24/01945/LDCE
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Correspondence Address:

Pentangle Design Group
Suite 1
21 Bancroft
Hitchin
SG5 1JW
United Kingdom

Applicant:

Mr & Mrs Martindale

Date of Receipt of Application: 30.08.2024

Site: 41 The Avenue, Hitchin, Hertfordshire, SG4 9RQ

Description of development: Replacement of roof fascias, soffits and bargeboards.
Replacement of existing render finishes. Replacement of windows.

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.

1. A Certificate of Lawfulness (existing) cannot be issued on the basis that dwellinghouse is on article 2(3) land, therefore the development is not permitted by Class A as it would consist of or include the cladding of any part of the exterior of the dwellinghouse with render.

Signed:



Shaun Greaves

Development and Conservation Manager

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

Date: 25 October 2024

* 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.