



www.Glebekids.co.uk

Glebe Kids Nursery, 30 Glebe Road, Letchworth SG6 1DR

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Kent Atkinson

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3rd November 2024

Planning Department

North Hertfordshire District Council

**Re: Lawful Development Certificate Application – 30 Glebe Road, Letchworth
Garden City**

Dear Planning Officer,

I am submitting this application for a Lawful Development Certificate (Existing Use) for 30 Glebe Road, Letchworth Garden City, which has operated continuously as a nursery under the business name *Glebe Kids Ltd* for 20 years. This application seeks formal recognition of this established use, securing legal clarity for the ongoing nursery operations at this address.

To assist in your assessment, I have included key documents evidencing the continuous use of the property as a nursery. These documents include:

1. **Initial Business Licence and Recent Invoices from LGCHF** – Confirmation of lawful use as a nursery since 2004.
2. **Title Deeds** – Originally purchased under *Glebe Kids Ltd* in 2004, transferred to my personal name in 2005 solely for mortgage purposes.
3. **Ofsted Reports (2005–2023)** – Ongoing, high-quality childcare provision as recognised by Ofsted.
4. **Annual Accounts (2005–2023)** – Consistent business operations under *Glebe Kids Ltd*.
5. **2005 NHDC Planning Approval** – Expansion permission for the nursery, supporting continued use.

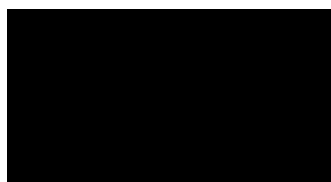
6. **Valuation Office Agency (VOA) Business Rates Assessment (2009)** –

Classification for business rates, affirming commercial use.

7. **Site Plan** – Annotated layout showing designated nursery areas.

This submission provides a comprehensive overview, and I am more than willing to provide any additional information if needed. Thank you for considering this application, and please don't hesitate to contact me should you require clarification on any point.

Yours sincerely,



Kent Robinson

Director

Glebe Kids

"All children benefit exceptionally well from attending this caring and nurturing setting."

Ofsted report July 2023

