



**North
Herts**
Council

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The Owner
HUB Fitness
Units 1-4 Glovers Court
23-25 Bury Mead Road
Hitchin
Hertfordshire
SG5 1RP

Our Ref: 25/00156/1COU
Contact Officer: Simon Curling
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Email: simon.curling@north-herts.gov.uk
Date: 17 March 2026

0116/000004

**Town and Country Planning Act 1990
(as amended by the Planning and Compensation Act 1991)**

Dear Sir/Madam,

Compliance Investigation: Change of use without prior approval

Subject Property: HUB Fitness, Units 1-4 Glovers Court, 23-25 Bury Mead Road, Hitchin, Hertfordshire, SG5 1RP

I am writing with reference to a report of an alleged breach submitted to the planning enforcement team, regarding an unauthorised change of use at the above premises to a gym / fitness centre.

A check on the planning history under previous case **(87/01900/1 - Erection of single storey building for 6 workshop units and parking spaces. (Revised by plans received 28/01/1988))**, reveals that the original permission for the site restricts its use solely to purposes within Class B1 (Business) or Class B8 (Storage & Distribution) of the Town & Country Planning (Use Classes) Order 1987, or any equivalent provisions if re-enacted.

As you may be aware, in September 2020, the Use Classes Order was amended, and Class B1 was absorbed into the broader Class E (Commercial, Business and Service). However, the condition attached to the planning permission under **87/01900/1** (see attached) does not permit the full range of uses within Class E, and limits the site only to those uses which were previously within B1 or B8.

A gym use class falls within Class E(d) formerly Class D2 – Assembly & Leisure), which does not correspond to the B1/B8 uses. The current operation as a gym therefore appears to be in breach of the planning condition.

We are willing to allow you an opportunity to act in order to resolve this matter. Within **28 days of the date of this letter**, you should decide to take one of the following actions:

1. Submit a retrospective planning application to regularise the breach. To discuss the options before submitting an application please book pre-app. Planning application forms can be downloaded via www.north-herts.gov.uk

North Herts Council, Council Offices, Gernon Road,
Letchworth Garden City, Hertfordshire, SG6 3JF



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