

	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. 24/02247/LDCP
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Correspondence Address:

CROE Architects
Suite 10
18 Walsworth Road
Hitchin
Hertfordshire
SG4 9SP

Applicant:

Mr Vermeiren

Date of Receipt of Application: 07.10.2024

Site: **2 Lodge Temple Dinsley, St Albans Highway, Preston, Hitchin, Hertfordshire, SG4 7RU,**

Description of development: Erection of detached carport, garage and log store in rear garden following demolition of existing greenhouse and outbuildings

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 (proposed) can NOT be issued on the basis that the proposed 'Erection of detached carport, garage and log store in rear garden following demolition of existing greenhouse and outbuildings' does not constitute permitted development by virtue of E. (a) and E.1 (g) of Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 12 December 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.