

	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. 26/00383/LDCE
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Correspondence Address:

Mitchell Waters
12 Stevenage Road
Knebworth
SG3 6AW
United Kingdom

Applicant:

Mitchell Waters

Date of Receipt of Application: 25.02.2026

Site: **12 Stevenage Road, Knebworth, Hertfordshire, SG3 6AW**

Description of development: Front boundary brick wall and installation of gate and fencing.

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) cannot be issued on the basis that the boundary wall measures approximately 2m in height and is adjacent to a highway. The wall also exceed the height of the former fence. Therefore, criteria (a) and (c), Class A, Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GPDO) would not be complied with. The fence does not constitute permitted development and therefore does not benefit from deemed planning permission under Article 3 of the GPDO.

Signed:



Shaun Greaves

Development and Conservation Manager

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

Date: 17 April 2026

* 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.