

|                            |
|----------------------------|
| <b>DELEGATED FILE NOTE</b> |
|----------------------------|

**CASE OFFICER:** ...Melissa Tyler.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                                                                                                                                                                        | APPLICATION SITE                                     |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| 26/01634/FP              | Erection of one self-build dwelling including basement level. Installation of external swimming pool, garden kitchen structure and pergola, external air source heat pump and associated hard and soft landscaping works including perimeter boundary fence and front wall following demolition of existing dwelling. Alterations to ground levels in rear garden. As amended by plans received 07/08/2026 | 35 Grays Lane<br>Hitchin<br>Hertfordshire<br>SG5 2HH |

**Submitted Plan Nos**

3959 130A 3959 131A 3959 132 3959 133 3959 134 3959 138A 3959 139A 3959 141A 3959 142  
TS25-840-1 Appendix B.1 - 3959 20D 3959 135A

## 1.0 **Policies**

### 1.1. National Planning Policy Framework (2026)

- 4. Achieving sustainable development (S1 - 6)
- 14. Achieving well-designed places (DP1 - 4)
- 20. Conserving and enhancing the historic environment (HE1 - 10)

### 1.2. North Hertfordshire Local Plan (2011-2031)

- SP9 – Design and Sustainability
- D1 – Sustainable Design
- D2 – House Extensions and Replacement Dwellings
- D3 – Protecting Living Conditions
- T2 – Parking

### 1.3 **Supplementary Planning Document**

- Vehicle Parking at New Development SPD (2011)

## 2.0 **Relevant Site History**

### 2.1 **25/02492/PRE** Replacement dwelling

*It is considered that the principle of the proposed development would be acceptable. There are a number of concerns that relate to the scale, height including the large crown roof and depth at first floor of the replacement dwelling, the inclusion of a balcony and the impact this could have of the replacement dwelling on the occupiers of neighbouring dwellings.*

### 2.2 **25/03176/FP** Erection of one self-build dwelling including basement level and first floor area balcony area. Installation of external swimming pool, garden kitchen structure and pergola, external air source heat pump and associated hard and soft landscaping works including perimeter boundary fence, wall and gates following demolition of existing dwelling. Alterations to ground levels in rear garden. **REFUSED**

Reasons for refusal:

1. *The proposed development, by reason of its size, bulk and scale, design, siting and appearance, would be excessive and out of character with the site and locality, resulting in harm to the character and appearance of the area. The proposal does*

- not comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 - 2031 and also paragraph 135 of the National Planning Policy Framework.*
2. *Insufficient details have been submitted to demonstrate that the access arrangements adhere to guidelines in, or are in accordance with, 'Manual for Streets (MfS)' and HCC Highways Place and Movement Planning and Design Guide. The proposal is therefore contrary to policy guidelines as outlined in the National Planning Policy Framework (NPPF) and Hertfordshire County Council's (HCC) Local Transport Plan 4 (LTP4).*
  3. *By reason of the proposed forward projection to the proposed replacement dwelling and scale relative to No.31 and 33 and the siting of the garden kitchen and pergola structures along the boundary of No. 33 , the proposal would result in an unacceptably dominating and over bearing presence on the front and rear gardens of the neighbouring properties. This would cause unacceptable harm to the amenity of occupiers of no 33 and fails to meet the policy requirements of policies SP1, SP9 and D3 of the adopted Local Plan and the core principles and Paragraph 135 of the National Planning Policy Framework (2021).*

### 3.0 **Representations**

#### 3.1 **Neighbour Consultation:**

Three neighbour representations have been received from the occupiers of 33, 37 and 39 Grays Lane. None of the representations object to the principle of redevelopment of the site; however, they raise concerns regarding the scale, siting, design and detailed impacts of the proposal, particularly when compared with the previously refused scheme. The representations welcome some revisions, including the reduced forward projection, reduced roof/eaves/dormer elements, removal of the garden kitchen chimney, submission of drainage information, and proposed obscure glazing, but consider that further clarification and safeguards are required.

The occupiers of No. 33 consider the revised scale and siting to be more acceptable than the refused scheme, although they request that the rear siting is not moved further back. They seek controls over the garden kitchen, plant noise, permitted development rights, drainage, basement/construction risk, finished levels, boundary treatment, construction impacts and privacy glazing. The occupiers of No. 37 adopt a neutral position and agree with many of the safeguards requested by No. 33, with an additional concern regarding the depth and use of the first-floor rear balcony and its potential overlooking impact. The occupier of No. 39 does not object in principle but considers the scheme remains materially similar to the refused application in terms of street scene, roof height and overall scale. No. 39 also raises concerns regarding the balcony, plant noise, and the potential implications of separate basement access, including possible commercial use.

#### 3.2 **Environmental Health (Combined):** conditions recommended

#### 3.3 **Highways Authority:** Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County

Council as Highway Authority does not wish to restrict the grant of permission subject to conditions

- 3.4 **Waste and Recycling:** Waste has no comments other than the assumption the refuse container collection will be at the same location it is currently for the existing building here.

- 3.5 **NHs Ecology** – Conditions recommended

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 35 Grays Lane is a large detached bungalow within a residential area of Hitchin. There are a variety of dwellinghouse types and designs in the vicinity.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of one self-build dwelling including basement level. Installation of external swimming pool, garden kitchen structure and pergola, external air source heat pump and associated hard and soft landscaping works including perimeter boundary fence and front wall following demolition of existing dwelling. Alterations to ground levels in rear garden. Amended plans were submitted following consultation period.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Principle

- 4.3.2 The site is located within the Settlement of Hitchin where Local Plan Policy SP2 supports the development of housing within the settlement boundary. The site is considered sustainable and appropriate in principle for development to meet the majority of the development needs of the District in accordance with Policy SP2 of the Local Plan. The development would be for the replacement of an existing dwelling with a larger two/three storey dwelling. The principle of development in this location is considered acceptable as outlined in the PRE-APP advice.

Design and Appearance

- 4.3.3 Policies SP9, D1 and D2 of the NHDC Local Plan require development proposals to respond positively to the site's local context and achieve a high standard of design. These policies are broadly consistent with Section 12 of the National Planning Policy Framework, which seeks

well-designed places that are sympathetic to local character while not preventing appropriate innovation or change.

- 4.3.4 Policy SP9 requires proposals to achieve a high standard of design, respond positively to their context, and reinforce local distinctiveness. Development should be well integrated into its surroundings and should not result in unacceptable harm to the character or visual amenity of an area.
- 4.3.5 The site lies within an established residential area where redevelopment is acceptable in principle. The current proposal has been significantly amended when compared with the previously refused scheme, including reductions to the forward projection and amendments to the roof form, eaves, dormer elements and ancillary structures. These changes materially reduce the perceived bulk and prominence of the replacement dwelling and improve its relationship with the surrounding street scene.
- 4.3.6 The amended design would introduce a contemporary replacement dwelling; the revised scale, siting and roof detailing now provide a more balanced composition. The proposal would sit comfortably within the varied character of Grays Lane and would not appear unduly dominant or incongruous within the streetscene. On this basis, the proposal is considered to accord with the overarching design objectives of Policy SP9.
- 4.3.7 Policy D1 requires development to achieve a high quality of design that responds to local context, including the character, appearance and local distinctiveness of the area, using appropriate scale, massing and proportions to ensure development is visually attractive and sympathetic to its surroundings.
- 4.3.8 The amended replacement dwelling is considered to satisfy these criteria. The revisions have reduced the extent to which the building would project forward and have refined the overall massing and roofscape. While the dwelling would be larger than the existing bungalow, this increase would be read in the context of the plot size and the varied scale and appearance of nearby dwellings. The proposed materials, fenestration and contemporary detailing would provide a high-quality appearance that would not harm the character of the area.
- 4.3.9 Policy D2 relates to replacement dwellings and requires proposals to reflect the size, scale and proportions of the original dwelling and surrounding properties, avoid overdevelopment of the site, and respect the character and appearance of the area.
- 4.3.10 The proposal would result in a materially larger dwelling than the existing bungalow; however, having regard to the size of the plot, the spacing to neighbouring properties and the amendments secured since the refused scheme, the development is not considered to amount to overdevelopment. The reduced forward projection and revised roof and elevational treatment lessen the visual impact of the dwelling and ensure that it would remain proportionate within its setting.
- 4.3.11 Overall, it is considered that the significant amendments made since the previous refusal have addressed the earlier concerns regarding excessive scale, bulk, forward projection and roof form. The proposal would provide a high-quality replacement dwelling that would sit acceptably within the established residential context and would not cause unacceptable harm

to the character or appearance of the area. The development is therefore considered to comply with Policies SP9, D1 and D2 of the North Hertfordshire Local Plan and the relevant design objectives of the National Planning Policy Framework.

#### Impact on Neighbour Amenity

- 4.3.12 Policy D3 of the Local Plan states that planning applications will only be granted where the proposal would not cause unacceptable harm to living conditions.
- 4.3.13 Previous concerns were raised regarding the forward projection, overall scale and relationship of the dwelling with neighbouring properties, particularly No. 33. The amended plans have materially reduced the forward projection and refined the scale and massing of the building. As a result, the replacement dwelling would have a more acceptable relationship with adjacent properties and would not appear unacceptably overbearing or dominant when viewed from neighbouring dwellings or gardens.
- 4.3.14 The submitted amendments, including changes to the balcony arrangements, obscure glazing and reduced projection, are considered sufficient to mitigate potential overlooking, loss of privacy and dominance. Subject to appropriately worded conditions controlling obscure glazing, balcony use, plant noise, boundary treatment, finished levels, drainage and relevant permitted development rights, the proposal would not give rise to unacceptable harm to neighbouring living conditions. The development is therefore considered to comply with Policy D3 of the Local Plan and the amenity objectives of the National Planning Policy Framework.

#### Standard of Amenity for Future Occupiers.

- 4.3.15 The proposed development would deliver sufficient internal floorspace per the nationally described space standards for a dwelling of this size. Sufficient built in storage is shown on the floor plans. The dwelling would benefit from amenity space. Therefore, the standard of amenity for future occupiers is considered to be acceptable.

#### Highways, Access and Parking

- 4.3.16 The site is currently accessed via Grays Lane. The proposal would retain the existing in/out driveway arrangement, dropped kerbs and vehicle crossovers, with no material alteration to the point of access from the public highway.
- 4.3.17 Following the previous refusal, additional clarification and amended information has been provided in relation to the access arrangements. Having regard to the continued use of the existing access points and the residential nature of the proposal, the development would not result in a severe impact on highway safety or the operation of the local highway network.
- 4.3.18 The proposal includes an increase in the number of bedrooms; however, the submitted site plan demonstrates sufficient on-site parking provision to the frontage of the dwelling. The retained access and parking arrangements are considered acceptable in this context. Accordingly, the proposal would not give rise to unacceptable highway safety or parking impacts and is considered to comply with Policy T2 of the North Hertfordshire Local Plan.

#### Biodiversity Net Gain (BNG)

- 4.3.19 Policy NE4 outlines that development should incorporate appropriate mitigation measures and biodiversity net gains.
- 4.3.20 The proposed dwelling would be self-build and is exempt from needing to provide the mandatory 10% Biodiversity Net Gain, which would normally be required by a standard BNG condition. Local Plan Policy NE4 can still require new developments to provide a BNG, which is considered could be achieved given the proposal would only affect hardstanding and a small proportion of lawn. The proposal would likely comply with Policy NE4 of the Local Plan.

#### Other Matters

- 4.3.21 Policy SP11 outlines the District's commitment to climate adaptation, with Policy D1 (b)(iii) specifying that development proposals should 'reduce energy consumption and waste'. The development proposals include energy efficiency measures that reduce the carbon dioxide emissions by in excess of the recommended target.

#### **4.4 Planning Balance and Conclusion**

- 4.4.1 The proposal would provide a replacement self-build dwelling within the settlement boundary of Hitchin, where the principle of residential development is acceptable under Policy SP2 of the Local Plan. The development would make effective use of an established residential plot and would provide a high-quality contemporary dwelling with associated environmental and energy efficiency benefits.
- 4.4.2 Significant weight is given to the amendments made since the previously refused proposal. The revised scheme has reduced the forward projection, refined the roof form, amended the eaves and dormer elements, and addressed concerns relating to the garden structures, balcony arrangements, privacy and drainage. These changes have materially improved the relationship of the development with the street scene and neighbouring properties and are considered sufficient to overcome the previous reasons for refusal.
- 4.4.3 The amended dwelling would remain larger than the existing bungalow; however, when considered in the context of the size of the plot, the varied character of Grays Lane and the separation to neighbouring dwellings, the development would not amount to overdevelopment and would not cause unacceptable harm to the character and appearance of the area. The proposal is therefore considered to comply with Policies SP9, D1 and D2 of the Local Plan and the design objectives of the National Planning Policy Framework.
- 4.4.4 In terms of neighbouring amenity, the amended proposal would not result in an unacceptable overbearing impact, loss of light, loss of privacy or other harm to living conditions. Any residual detailed matters, including obscure glazing, balcony use, plant noise, boundary treatment, finished levels, drainage and permitted development rights, can be satisfactorily controlled through appropriately worded planning conditions. The proposal is therefore considered to comply with Policy D3 of the Local Plan.
- 4.4.5 The access and parking arrangements are acceptable, with the existing in/out access arrangement retained and sufficient on-site parking provided. The development would not

result in an unacceptable impact on highway safety or the operation of the local highway network and is considered to comply with Policy T2 of the Local Plan.

- 4.4.6 Overall, the benefits of the proposal, including the delivery of a replacement self-build dwelling within a sustainable location and the improved design secured through substantial amendments, weigh in favour of granting planning permission. No adverse impacts have been identified that would significantly and demonstrably outweigh these benefits, subject to conditions. The proposal is therefore considered to represent sustainable development and is recommended for approval.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

5.0 **Recommendation**

5.1 That planning permission be **GRANTED**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, AA, B, C and E of Part 1 (and any further new class that may be introduced by way of an update) of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

4. No development shall commence until a Construction Traffic/Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:
- a. Construction vehicle numbers, type, routing.
  - b. Access arrangements to the site.
  - c. Measure to minimise dust, noise machinery and traffic noise impacts during construction.
  - d. Screening and hoarding details to protect neighbouring residents.
  - e. Traffic management requirements, including the location of routes and from the site, details of their signing monitoring and enforcement measures.
  - f. Construction and storage compounds (including areas designated for car parking, loading /unloading and turning areas);
  - g. Siting and details of wheel washing facilities.
  - h. Cleaning of site entrances, site tracks and the adjacent public highway including end of day tidying procedures to ensure protection of the site out the hours of construction. The construction activities shall be designed and undertake in accordance with the code of best practice set out in BS 5228 1997 and the agreed details unless otherwise agreed in writing by the LPA and Highways.
  - i. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.
  - j. Provision of sufficient on-site parking prior to commencement of construction activities.
  - k. Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
  - l. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes, and remaining road width for vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

5. The new dwelling hereby permitted shall only be finished the materials as stated on Materials Schedule Nov 2025 and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping within the streetscene and to protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

6. Notwithstanding the approved plans, no chimney, flue, extraction duct or similar structure shall be installed to serve the garden kitchen, pergola or any other external cooking area unless details have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in

accordance with the approved details

Reason: To safeguard neighbouring amenity from smoke, fumes, odour and visual impact to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

7. The ridge edges of the crown roof shall be finished in tiles to match the roof tiles unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

8. The basement accommodation hereby approved shall be used only for purposes incidental or ancillary to the occupation and enjoyment of the dwellinghouse and shall not be used as a separate residential unit, commercial premises, business use, studio or other independent use without the prior written approval of the Local Planning Authority.

Reason: To safeguard the residential character of the locality and the amenities of nearby residents, both of which would be prejudiced by the activities and visual intrusion likely to be associated with a commercial activity on the site and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

9. No gates shall be provided across the accesses to the site.

Reason: In the interests of local visual amenity and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

10. The side-facing windows shown to be obscure glazed on the approved plans shall be obscure glazed to a minimum of level 3 on the Pilkington scale, or an equivalent standard, and shall be non-opening below 1.7 metres above finished floor level unless otherwise agreed in writing by the Local Planning Authority. The obscure glazing shall be installed prior to first occupation and retained thereafter.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

11. No above-ground development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat and bee bricks has been submitted to and approved in writing by the local planning authority. Where height allows swift bricks should be used.

Reason: To ensure development secures biodiversity enhancements in accordance with Policy NE4 of the Local Plan

12. If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified, shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

13. Prior to the first occupation of the dwelling hereby approved, details of the Air Source Heat Pump(s) and Plants for the swimming Pools shall be submitted to the LPA and approved in writing and installed on site.

Reason: To ensure that there are no adverse impacts on the design of the dwelling hereby approved or adverse harm on the amenities of the neighbouring occupiers. Local Plan Policies D1 and D3.

### **Biodiversity Net Gain**

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

### **Proactive Statement:**

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

### **Informative/s:**

1. Bats and roof work Informative:

The applicant is advised that all species of bat and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). As roof works have the potential to affect bats and their roosts, the applicant should remain vigilant throughout the works. Should bats, or evidence of bats, be discovered at any stage, all work in the affected area must cease immediately and advice should be sought from a suitably qualified ecologist before works recommence. The granting of planning permission does not remove the applicant's legal responsibilities under the relevant wildlife protection legislation.

2. Environmental Health Informative:

During the construction phase the guidance in BS5228-1:2009 (Code of Practice for noise Control on construction and open sites) should be adhered to.

3. Environmental Health Informative:

During the construction works phase no activities should take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs and Sundays and Bank Holidays: no work at any time.

4. AN) Extent of Highway: Information on obtaining the extent of public highway around the site can be obtained from the HCC website:  
[www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx](http://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx)

AN) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

AN) Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

|                                                                  |                                                                                                                                                 |
|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p> <p><i>S. Kasparian</i></p> <p>Sarah Kasparian</p>  | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 29 September 2026</p> |                                                                                                                                                 |