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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Process Set Out by Condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 In Accordance with Section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by Section 4(1) of the Growth and Infrastructure Act 2013)

DECISION NOTICE

Correspondence Address:

Mr P Buckthorpe
The Gables
Bury Road
Bury
PE26 1NE

Applicant:

Mr Geraghty

PARTICULARS OF DEVELOPMENT

Application: 25/01186/NCS

Proposal: Single storey rear extension with the following dimension:
Length as measured from rear wall of original dwelling - 4.95 metres

Location: 4 Earls Hill Gardens, Royston, Hertfordshire, SG8 9DA

Plan Nos: Location Plan Block Plan 2276 101C

North Hertfordshire District Council, as local planning authority, hereby confirm that their **Prior Approval Is Not Required** for the proposed development, subject to the compliance and conditions under Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority on 22 May 2025 and the plan(s) listed above.

The permitted development is subject to the following condition(s):

1. The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 23 June 2025

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It is important that you read all of the following information:

This written notice indicates that from the information that you have submitted, the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015.

From the information submitted it would appear that the proposed development satisfies all the criteria of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015.

However, If you want formal confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A), then you should submit an application to the local planning authority for a Lawful Development Certificate (LDC).

Informative:

It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.

Cadent Gas Informative:

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.