

	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. 25/01592/LDCE
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Correspondence Address:
Peter George Town Planning
Nine Hills Road
Cambridge
CB2 1GE

Applicant:
Mr P Coyne

Date of Receipt of Application: 17.06.2025

Site: **Barn To The West Of, Bedford Road, Holwell, Hertfordshire, ,**

Description of development: Confirmation of material start on site of planning permission 20/01742/FP granted 16.10.2020 for erection of one 4-bed dwelling following demolition of existing barn (revision of previously approved planning permission 19/01135/FP granted 04.09.2019).

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. The Council is not satisfied that, on the balance of probabilities, that sufficient evidence has been provided to establish that works had commenced within the three year time limit implemented by Condition 1 of approved LPA reference 20/01742/FP granted 16.10.2020. Any works have have been made were commenced prior to the determination of the approved LPA reference 20/01742/FP granted 16.10.2020.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 28 July 2025

* 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.