	NORTH HERTFORDSHIRE DISTRICT COUNCIL The Planning (Listed Building and Conservation Areas) Act 1990 The Planning (Listed Buildings) (Certificate of Lawfulness of Proposed Works) Regulations 2014 **CERTIFICATE OF LAWFULNESS OF PROPOSED WORKS**	Town Planning Ref.No. 18/00502/LDCLB

Correspondence Address:
S Gurd Property Solutions Ltd
17 Napier Road
Maidenhead
SL6 5AR

Applicant:
Mr P Gillan

Date of Receipt of Application: 01.03.2018

Site: **25 Chapel Road, Breachwood Green, Hitchin, Hertfordshire, SG4 8NX,**

Description of development: Internal alterations to existing bathroom and installation of mechanical extractor fan with associated external flue to north elevation.

The North Hertfordshire District Council, in pursuance of their powers under the above-mentioned Act and the associated Regulations, hereby CERTIFY that on the date of receipt of the application the works described above in respect of the afore-mentioned land and edged in red on the plan attached hereto, are lawful within the meaning of Section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The reason for this determination is as follows :-

The proposal would not constitute alterations affecting the special character of this curtilage-listed building and are lawful within the meaning of Section 26H(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Signed:



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

Simon Ellis
Development & Conservation Manager

Date: 21 March 2018

NOTES

1. The certificate is issued solely for the purpose of Section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. It certifies that the works specified taking place to the listed building/s described are lawful and therefore, are not liable to enforcement action under section 38 of the Act.

3. This certificate applies only to the extent of the works described and to the listed building/s specified and identified on the attached plan. Any works which are materially different from those described or which relate to other listed buildings may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the proviso in section 26H(5)(a) of the Act, which states that the lawfulness of works for which a certificate is issued are to be conclusively presumed to be lawful provided that they are carried out within 10 years beginning with the date of the issue of the certificate.