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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:

Be Informed!
8 Broadmeadow Ride
Hitchin
SG4 7ST
United Kingdom

Applicant:

Mr Peter Khera

PARTICULARS OF DEVELOPMENT

Application: 25/00837/NCS

Proposal: Single storey rear extension with the following dimension:
Length as measured from rear wall of original dwelling - 5.5 metres

Location: 5 Broadcroft, Letchworth Garden City, Hertfordshire, SG6 3UA

Plan Nos: P1 P2 P3

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 4 July 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: 5 August 2025

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

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.

Consent for these works may be required from the Letchworth Garden City Heritage Foundation (www.letchworth.com/heritage-foundation) under the Scheme of Management or leasehold covenants. If you do not already have their approval, you are advised to contact the Heritage Foundation on home@letchworth.com or 01462 476017 to confirm whether you also need to submit an application to them.