



TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AND 192
(as amended by section 10 of the Planning and Compensation Act 1991)
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
ARTICLE 24
CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

PLANNING DECISION NOTICE – REFUSAL
For Planning Application No. S6/2010/0691/LU

APPLICANTS NAME AND ADDRESS

Mr L Capaldo
Ambleside
51 Kentish Lane
Brookmans Park
AL9 6NG

The Welwyn Hatfield Council hereby **REFUSE** to certify that on the 20/04/2010 the operation described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and shown edged red on the plan attached to this certificate was not lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

1. The proposed development incorporates an extension to the roof space of the original dwellinghouse. The proposal fails to comply with the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, Schedule 2, Part 1, Class B (c) (ii) in relation to the additional roofspace to the original dwellinghouse exceeding the 50 cubic metres allowance.

FIRST SCHEDULE: Proposing to raise the height of roof

SECOND SCHEDULE: 51 Kentish Lane Brookmans Park Hatfield Hertfordshire AL9 6NG

Tracy Harvey
Head of Development Control

Date: 18 May 2010

Refused Plan Numbers: 001 & 006 & 007 received and dated 20th April 2010

GENERAL NOTE

1. If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

REFUSAL TO ISSUE A LAWFUL DEVELOPMENT CERTIFICATE

2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse to issue a Certificate of Lawful Development in whole or in part, (including modifying or substituting the description of the application of the use, operations or other matter in question then the applicant may appeal to the Secretary of State for the Community of Local Government, in accordance with Section 195 and 196 of the Town and Country Planning Act 1995 (as amended by the Planning and Compensation Act, 1991).
3. Appeals must be made on a form which is available from The Planning Inspectorate, 4/11 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Telephone 0117 372 6372, Fax 0117 987 8782) or at www.planning-inspectorate.gov.uk