



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 (Development Management Procedure) (England)  
Order 2010 (DMPO)

ARTICLE 24

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

**PLANNING DECISION NOTICE – APPROVAL**  
**For Planning Application No. S6/2011/1624/LUP**

**Agent Name and Address**

Mr A Leverett  
Premier Surveying Services Ltd  
2 The Oaks  
Upper Pack  
Harlow  
CM20 1TW

**Applicant Name and Address**

Mr D J Akers  
Wells Farm House  
Northaw Road East  
Cuffley  
POTTERS BAR  
EN6 4RD

The Welwyn Hatfield Council hereby certify that on 01/08/2011 the operations/development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate would have been 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 complies with Schedule 2, Part 1, Class E & F of 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.

**First Schedule: Proposed erection of detached garage/playroom and extension to existing driveway to form access to building**

**Second Schedule: Wells Farm House Northaw Road East Cuffley  
POTTERS BAR Hertfordshire EN6 4RD**

Tracy Harvey  
Head of Development Control

**Date: 22 September 2011**

NOTES:

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended)
2. It certifies that the operation/development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the operation/development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation/development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation/development is only conclusively presumed where there has been no material change, before the use is instituted or the operation/development began, in any of the matters relevant to determining such lawfulness.

**APPROVED PLAN NUMBERS:**

02/122/11 & 01/122/11 & 03/122/11A received and dated 11<sup>th</sup> August 2011