



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. S6/2011/1528/LUE**

**Agent Name and Address**

Mrs G Parry  
Barker Parry Town Planning  
33 Bancroft  
HITCHIN  
SG5 1LA

**Applicant Name and Address**

Mr D Rickards  
Woodlands  
2 Leggatts Park  
Great North Road  
Little Heath  
POTTERS BAR  
EN6 1NZ

The Welwyn Hatfield Council hereby certify that on 21/07/2011 the operations 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 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:-

The applicant has demonstrated from the evidence provided that, on the balance of probabilities, the garage and driveway have been completed for 4 years or more from the date of submission of the application. The proposal is therefore lawful in accordance with Section 191 of The Town and Country Planning Act 1990 (As Amended).

**First Schedule: Certificate of lawful development for (i) an existing driveway shown hatched running north-east from the turning area in front of the dwellinghouse (Woodlands) to the garage/storage building (approximately L-shaped); and (ii) the garage/storage building, used incidentally to Woodlands, to the north-east of the site as shown on drawing number 11023-04**

**Second Schedule: Woodlands, 2 Leggatts Park Great North Road Little Heath POTTERS BAR Hertfordshire EN6 1NZ**

Tracy Harvey  
Head of Development Control

**Date: 22 September 2011**

NOTES:

1. This certificate is issued solely for the purpose of section 191 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:** 1:2500 site location plan & Drg No. RICKARDS & 11023-04 received and dated 15<sup>th</sup> August 2011.