



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. S6/2011/2257/LUE**

**APPLICANTS NAME AND ADDRESS**

Mr I Fei  
24 Cunningham Avenue  
Hatfield  
AL10 9LR

The Welwyn Hatfield Council hereby **REFUSE** to certify that on the 05/10/2011 the development 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 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

1. The existing garage conversion 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) (England) Order 2008 by virtue of the property being a flat and not a dwellinghouse and therefore permitted development rights do not exist for this property.

**FIRST SCHEDULE: Retention of a garage conversion**

**SECOND SCHEDULE: 73 Tiger Moth Way HATFIELD AL10 9LT**

A handwritten signature in black ink, appearing to read 'Tracy Harvey'.

Tracy Harvey  
Head of Development Control

**Date: 16-12-2011**

**Refused Plan Numbers:** Site Location Plan (1:1250) & Block Plan & Front elevation 1:50  
Scale & Floor Plan & Front Elevation 1:100 Scale received and dated 25th October 2011

## **GENERAL NOTE**

1. This decision notice should be read in conjunction with the case officer's report if the applicant wishes to have an explanation of the reasons for this decision. The applicant is also advised to read the technical guidance entitled 'Permitted development for householders' produced in August 2010 by Department for Communities and Local Government which gives an explanation of the rules on permitted development for householders.

## **REFUSAL TO ISSUE**

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](http://www.planning-inspectorate.gov.uk)