



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. S6/2013/1451/LUP

Agent Name and Address

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

Applicant Name and Address

Mr D Akers
Wells Farm House
Northaw Road East
Cuffley
Potters Bar
EN6 4RD

The Welwyn Hatfield Council hereby certify that on 08/07/2013 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:-

The proposed development complies with Classes E and F of Schedule 2, Part 1 of 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 Potters Bar EN6 4RD

Tracy Harvey
Head of Planning

Date: 02/09/2013

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 NUMBER(S): 01/122/13 & 02/122/13 & 03/122/13 & 04/122/13