



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. S6/2014/0753/LUP

AGENTS NAME AND ADDRESS

Mr C Anatolitis
Anatolitis Associates
Meadowcroft
28 Manor Road
Potters Bar
EN6 1DQ

APPLICANTS NAME AND ADDRESS

Mr & Mrs A Argyrou
The Lodge
2 Northaw Place Coopers Lane
Northaw
Potters Bar
EN6 4NQ

The Welwyn Hatfield Council hereby certify that on the 03/04/2014 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 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

1. The proposal fails to comply with Schedule 2, Part 1, Class E of The Town and Country (General Permitted Development) Order 1995 (as amended) by virtue of siting of the proposed detached garage which would be situated within the curtilage of a listed building; Northaw Place, contrary to the requirements of E.1 (f).

FIRST SCHEDULE: Erection of a detached outbuilding

SECOND SCHEDULE: The Lodge 2 Northaw Place Coopers Lane Northaw Potters Bar EN6 4NQ

Date: 30/05/2014

Tracy Harvey
Head of Planning

Refused Plan Numbers: Site Location Plan & PL_399-2 received and dated 28 April 2014

INFORMATIVE:

Given that this dwelling was an original building ancillary to the use of the Grade II* listed Northaw Place at the time of the listing, it is curtilage listed, and therefore listed building consent would be required prior to the commencement of this development.

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 Communities and Local Government, in accordance with Section 195 and 196 of the Town and Country Planning Act 1990 (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