



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. S6/2014/1134/LUP**

**APPLICANTS NAME AND ADDRESS**

Mr N Morse  
331 London Road  
St Albans  
AL1 1DZ

**FIRST SCHEDULE: Certificate of lawfulness for conversion of garage to habitable accommodation**

**SECOND SCHEDULE: 35 Tiger Moth Way Hatfield AL10 9LT**

The Welwyn Hatfield Council hereby certify that on the 20/05/2014 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 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.

**Date: 06/08/2014**

Colin Haigh  
Head of Planning

**REFUSED PLAN NUMBER(S):** Site Location Plan (scale of 1:500) & Front Elevation & Floor Plan received and dated 12 June 2014

## **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 can be made either online at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal> or by contacting the Planning Inspectorate on 03034445000.