



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. S6/2014/1576/LUE**

Applicant Name and Address

Mr R L Kalupahana-Mestrige
122 Mosquito Way
Hatfield
AL10 9AY

First Schedule: Certificate of lawfulness for existing use as House in Multiple Occupation (C4)

Second Schedule: 122 Mosquito Way Hatfield AL10 9AY

The Welwyn Hatfield Council hereby certify that on 11/07/2014 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 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:-

The area and building outlined in red on the site location plan received and dated 18 July 2014 has been used continuously as a house in multiple occupation as defined by Class C4 of the Town and Country Planning (Use Classes) Order 1987 (as amended) on and since 12 January 2012.

APPROVED PLAN NUMBER(S): 1:1250 Site Location Plan received and dated 18 July 2014.

Date: 12/09/2014

Colin Haigh
Head of Planning

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.