



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. S6/2014/1889/LUP

AGENTS NAME AND ADDRESS

Mr A Gill
ASG Developments-Herts
14 Old Rectory Drive
Hatfield
AL10 8AF

APPLICANTS NAME AND ADDRESS

Mr & Mrs Winnie
1 Thistle Drive
Hatfield
AL10 9FQ

FIRST SCHEDULE: Certificate of lawfulness for proposed single storey side extension and conversion of garage to habitable accommodation

SECOND SCHEDULE: 1 Thistle Drive Hatfield AL10 9FQ

The Welwyn Hatfield Council hereby certify that on the 26/08/2014 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. Whilst the proposed development complies with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the application is refused because the application property does not benefit from permitted development rights falling under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Date: 04/11/2014

Colin Haigh
Head of Planning

Refused Plan Numbers: SK.01.08.14 PD & SK.02.08.14 PD & SK.03.08.14 PD & SK.04.08.14 PD received and dated 10 September 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