



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 2015 (DMPO)

ARTICLE 24

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

**PLANNING DECISION NOTICE – APPROVAL
For Planning Application No. S6/2015/0622/LUP**

Agent Name and Address

Marchetti Design
66 Bramble Road
Hatfield
AL10 9LN

Applicant Name and Address

Mr R Budge
23 Manor Road
Hatfield
AL10 9LJ

First Schedule: Certificate of lawfulness for proposed single storey rear extension

Second Schedule: 23 Manor Road Hatfield AL10 9LJ

Welwyn Hatfield Borough Council hereby certify that on 23/03/2015 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 proposal complies with Schedule 2, Part 1, Class A of The Town and Country (General Permitted Development) Order 2015 and certificate of lawfulness is given. The following conditions are applicable to the development:

1. The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

REASON: In order to comply with A.3 (a) of the Town and Country Planning (General Permitted Development) Order 2015.

2. The development must be carried out in accordance with the details provided in the application, 1649.S.11 & 1649.S.12 & 1649.S.13 & 1649.S.14 & 1649.S.15 & 1649.S.16 & 1649.S.17 & 1649.P.31 & 1649.P.23 & 1649.P.24 & 1649.P.30 & 1649.P.32 & 1649.P.27 received and dated 23 March 2015.

unless otherwise agreed in writing by the Local Planning Authority.

Date: 18/5/2015

Colin Haigh
Head of Planning

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.