

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 2015
ARTICLE 24
CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

PLANNING DECISION NOTICE – REFUSAL
For Planning Application No. S6/2015/0937/LUP

AGENTS NAME AND ADDRESS

John Perrin & Co
885 Green Lanes
Winchmore Hill
London
N21 2QS

APPLICANTS NAME AND ADDRESS

Mrs V Pafiti
12 Campion Road
Hatfield
AL10 9FB

Welwyn Hatfield Borough Council hereby certify that on the 05/05/2015 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:

The proposal is contrary to the requirements of condition 11 of application referenced S6/2002/0967/FP which states that “prior to the occupation of any dwelling on the site the garaging or car parking spaces to serve that dwelling shall be laid out in accordance with the details shown on the approved layout drawing and shall be kept available for that purpose thereafter”. Accordingly, the change of use of the garage for any other purpose is not lawful.

FIRST SCHEDULE: Certificate of lawfulness for change of use of existing garage to habitable accommodation

SECOND SCHEDULE: 12 Campion Road Hatfield AL10 9FB

REFUSED PLAN NUMBER(S): Site Location Plan(1:1250) & 2556/1 & 2556/2 &2556/3 & 2556/4 received and dated 05 May 2015

INFORMATIVE:

Upon site visit the works were substantially complete. As the development is not lawful and requires formal planning permission, the enforcement team will be informed of the breach.

Date: 30/06/2015



Colin Haigh
Head of Planning

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.