



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE

Telephone: Welwyn Garden (01707)357000

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 – APPROVAL

For Planning Application No. S6/2007/1547/LU

Agent Name and Address

RICHARD LLOYD
32 DERWENT ROAD
HARPENDEN
HERTFORDSHIRE
AL5 3NU

Applicant Name and Address

MISS DARABI
45 NORTHAW ROAD EAST
CUFFLEY
POTTERS BAR
HERTFORDSHIRE
EN6 4LU

The Welwyn Hatfield Council hereby certify that on 22nd October 2007 the matter 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:-

1. The proposed side dormer window comprises permitted development as defined by the Town and Country Planning (General Permitted Development) order 1995, Schedule 2, Part 1, Class B. The development hereby approved must be completed and occupied prior to the Commencement of development approved under planning application S6/2007/1545/FP.

First Schedule: 45 Northaw Road East, Cuffley

Second Schedule: Certificate of Lawfulness for conversion of loft, including side elevation dormer window to first floor.

C J Conway
Chief Planning and Environmental Health Officer

Date: 2nd January 2007

APPROVED PLAN NUMBERS: 1:2500 Site Location Plan & mp.25 & mp.245 & mp.246 & mp.2325, received and dated 22nd October 2007.

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 operations 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation which is materially different from that described or which relate 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 is only conclusively presumed where there has been no material change, before the use is instituted or the operation began, in any of the matters relevant to determining such lawfulness.