



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. S6/2007/1950/LU

Agent Name and Address

MR L VEKARIA
SALORIA ARCHITECTS
UNIT 26 CYGNUS BUSINESS CENTRE
DALMEYER ROAD
LONDON
NW10 2XA

Applicant Name and Address

OSHWAL CENTRE
COOPERS LANE ROAD
NORTHAW
POTTERS BAR
EN6 4DG

The Welwyn Hatfield Council hereby certify that on 19 December 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 resurfacing and reconfiguration of the existing car parking layout and landscaping would not constitute 'development' as defined by the Town and Country Planning Act 1990 as defined in s55 and in s 336 (1) and the proposal would not contravene the planning conditions imposed by planning application S6/2003/1587/FP.

First Schedule: The proposed resurfacing and reconfiguration of the existing car parking layout and landscaping as shown on drawing No.6842-12P Rev 1 received and date stamped 19/12/07

Second Schedule: Oshwal Centre, Coopers Lane Road, Northaw., Potters Bar, EN6 4DG

C J Conway
Chief Planning and Environmental Health Officer

Date 18 February 2008

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 matter 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 matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matter 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.

APPROVED PLAN NUMBERS: 6842-17-P0 & 6842-12-P1 & 6842-16-P0 received and dated 19 December 2007