



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. S6/2009/215/LU

Applicant Name and Address

MR DIPAK PATEL
DENTAL SURGERY
7 BIRCHWOOD AVENUE
HATFIELD
AL10 0PL

The Welwyn Hatfield Council hereby certify that on 25 March 2009 the matter described in the First Schedule hereto in respect of the building specified in the Second Schedule hereto and edged red on the plan attached to this certificate and shown in on the floor plans is lawful within the meaning of section 191 (2) of the Town and Country Planning Act 1990 (as amended), for the following reason:-

1. The works have become lawful be reason of immunity from enforcement action by having been continuously used as a dental surgery for over 10 years from the date of submission (30.1.09) by virtue of the provisions of Section 171B(3).

First Schedule: Use of both floors of the building as a dental surgery

Second Schedule: 7 Birchwood Avenue, Hatfield, AL10 0PL

Tracy Harvey
Head of Development Control

Date: 26/03/09

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: Existing Ground & First Floor Plan received and dated 12
March & 1:1250 Site Plan**