



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 – REFUSAL
For Planning Application No. S6/2009/1178/LU

APPLICANTS NAME AND ADDRESS

MR K ELLERBECK
69 NORTHAW ROAD EAST
CUFFLEY
POTTERS BAR
HERTS

The Welwyn Hatfield Council hereby **REFUSE** to certify that on the 06/07/2009 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:

1. The proposed outbuilding would be sited within 2m of the rear and side boundaries of the dwellings curtilage and would have a roof exceeding 2.5m in height. Therefore, the proposed outbuilding does not comply with the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995, as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

FIRST SCHEDULE: Proposed erection of single storey building for use as gym sun room and store

SECOND SCHEDULE: 69 Northaw Road East Cuffley, Potters Bar Herts EN6 4LY

Tracy Harvey
Head of Development Control

Date: 14 August 2009

REFUSED PLANS NUMBERS: ELA/9 Rev 01 & ELA/3 Rev 01 & ELA/5 Rev 00 received and dated 6 July 2009.

GENERAL NOTE

1. If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

REFUSAL TO ISSUE A LAWFUL DEVELOPMENT CERTIFICATE

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 Community of Local Government, in accordance with Section 195 and 196 of the Town and Country Planning Act 1995 (as amended by the Planning and Compensation Act, 1991).
3. Appeals must be made on a form which is available from The Planning Inspectorate, 4/11 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Telephone 0117 372 6372, Fax 0117 987 8782) or at www.planning-inspectorate.gov.uk