



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 (Development Management Procedure) (England)  
Order 2010 (DMPO)  
ARTICLE 24

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT  
**PLANNING DECISION NOTICE – APPROVAL**  
**For Planning Application No. S6/2012/0338/LUP**

**Agent Name and Address**

Mr P Nicholas  
Building Design Consultants  
47 Deer Park Way  
WALTHAM ABBEY  
EN9 3YN

**Applicant Name and Address**

Mr M Vignali  
45 Kentish Lane  
Brookmans Park  
HATFIELD  
AL9 6NG

The Welwyn Hatfield Council hereby certify that on 16/02/2012 the operations/development 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 development complies with Schedule 2, Part 1, Class A, B, C and 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 and Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995.

**First Schedule: Erection of two storey rear extension and single storey rear and side extensions, basement, loft conversion incorporating rear dormer window and garage conversion.**

**Second Schedule: 45 Kentish Lane Brookmans Park HATFIELD AL9 6NG**

Tracy Harvey  
Head of Planning

**Date: 20/04/2012**

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

**APPROVED PLAN NUMBERS: 11015/1A received and dated 19th April 2012 &**

11015/17 & 11015/15 & 11015/9A & 11015/16 & 10015/3A & 11015/8A received and dated 24 February 2012