



TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AND 192 (as amended)
CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

PLANNING DECISION NOTICE – REFUSAL
For Planning Application No. S6/2014/0082/LUE

AGENTS NAME AND ADDRESS

Mr Neil Davis
Davis Planning
19 Woodlands Avenue
Wokingham
RG41 3HL

APPLICANTS NAME AND ADDRESS

Mr R Crew-Gee
Park Farm Equestrian Centre
Northaw Road West
Northaw
Potters Bar
EN6 4NT

The Welwyn Hatfield Council hereby certify that on the 14/01/2014 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 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

1. That insufficient evidence has been provided to the Local Planning Authority to prove on the balance of probabilities that the application site has been used for a period of either 4 or 10 years as an independent dwellinghouse.

FIRST SCHEDULE: Certificate of lawfulness for continued use of building as single dwelling house

SECOND SCHEDULE: Park Farm Equestrian Centre Northaw Road West Northaw Potters Bar EN6 4NT

Date: 4 November 2014

Colin Haigh
Head of Planning

Refused Plan Numbers: 1:1250 Site Location Plan received and dated 17 January 2014

GENERAL NOTE

1. This decision notice should be read in conjunction with the case officer's report if the applicant wishes to have an explanation of the reasons for this decision. The applicant is also advised to read the technical guidance entitled *Permitted development for householders* produced in October 2013 by Department for Communities and Local Government which gives an explanation of the rules on permitted development for householders.

REFUSAL TO ISSUE

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 Communities and Local Government, in accordance with Section 195 and 196 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act, 1991).

3. Appeals can be made either online at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal> or by contacting the Planning Inspectorate on 03034445000.