

From: "Rebecca Neil" <R.Neil@welhat.gov.uk>
 To: [REDACTED]
 Sent: 12 December 2007 12:32
 Subject: 51 Kentish Lane/47 Kentish Lane

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Dear Mr [REDACTED]

As promised, I have taken a good look at this matter this morning and have discussed it with colleagues. I can summarise the Council's position as follows:

1. The garage accommodation at 47 Kentish Lane

The occupiers of no.47 are using the garage as guest/housekeeper accommodation, and it is therefore ancillary to the main residential use. As long as the unit is being used in this way, it does not require planning permission. If the owners of no.47 were to rent out the garage privately, this **would** require consent. The owner of no.47 did in fact contact the Council on two occasions before making the internal alterations, and obtained the relevant building control approval. As you may know, the garage structure itself was granted planning permission in 1992, and an alteration to the roof was granted in 1993.

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2. The outbuildings at your property

You may have been told that the existing building on the boundary with no.53 was permitted development (although as I have explained previously, the Council can find no record of this), and that your planning application for a four metre high, mono-pitch roof structure at the end of your garden was returned because it 'did not require permission'. This is the line which the Council has taken in the past, but it is the current team's opinion that neither roof can be classified as 'ridged', and if it were not for the fact that the existing structure is now lawful by virtue of the four-year-rule, we may well have invited a planning application for this also. We can only be concerned with the new structure over which we still have some control – and this, in the Council's opinion, requires permission.

I expect that you will have several questions/responses to this email, but I would ask that you save these to be discussed on site this afternoon. See you at 2.30.

Kind regards

Rebecca Neil
 Planning Enforcement Officer
 Welwyn Hatfield Council
 Tel: 01707 357466

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