

To: Brian Dyer
Harefield Oil Terminal
Harvil Road
Harefield
UB96JL

Important – Planning permission and notices of consent

Compliance with conditions

Your planning approval is attached. It may contain conditions that you must comply with.

- Please read the conditions and understand their requirements and restrictions. If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.

Failure to comply with conditions may also result in the development not being lawful.

**Notice of Decision
Town and Country Planning Act 1990
Town and Country Planning (Development
Management Procedure) (England) Order 2015
Approval of Permission**

To: Brian Dyer

Application No: 6/2015/2462/LAWP

Date of Approval: 8 February 2016

WELWYN HATFIELD BOROUGH COUNCIL, hereby certify that on the application date, 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.

First Schedule: Certificate of lawfulness for a loft conversion with rear dormer, hipped roof to gable, front roof lights and SVP extension

Second Schedule: 393 St Albans Road West, Hatfield, AL10 9RU

Applicant: Mr B Rodrigues

Application Date: 14 December 2015

The proposed development complies with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 and is therefore permitted development, subject to the following conditions:

1. The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
2. The enlargement must be constructed so that other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—
 - i. the eaves of the original roof are maintained or reinstated and the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - ii. other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and
3. Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - i. obscure-glazed, and
 - ii. non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

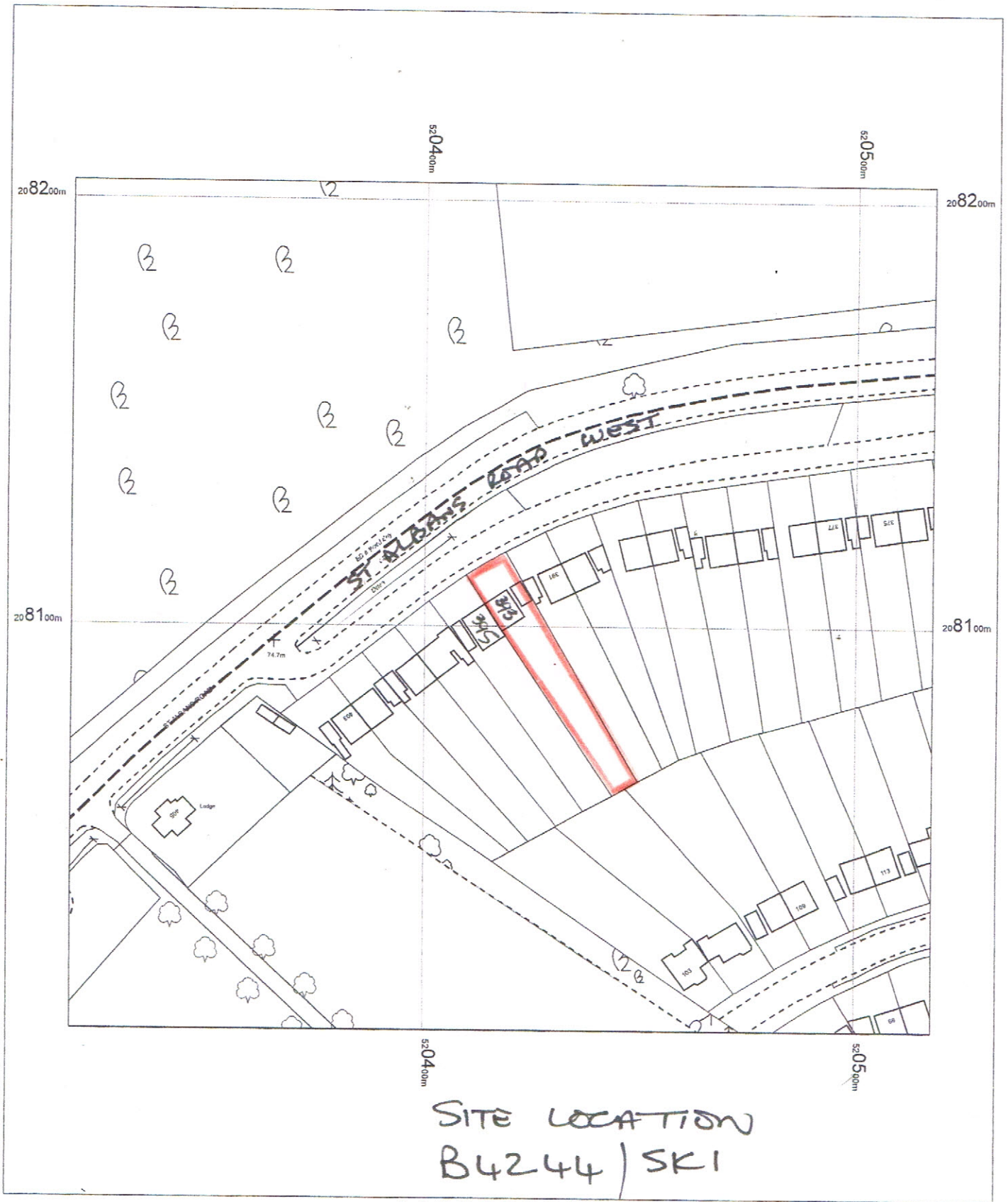
4. The development/works shall not be started and completed other than in accordance with the approved plans and details: B4244/SK1 received and dated 14 December 2015 & B4244-1 & B4244-12 received and dated 06 January 2016.



Colin Haigh
Head of Planning

Town and Country Planning Act 1990

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990.
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.



393 St Albans Road West,
Hatfield,
AL10 9RU

OS MasterMap 1250/2500/10000 scale
11 November 2015, ID: BW1-00478644
www.blackwellmapping.co.uk

1:1250 scale print at A4, Centre: 520418 E, 208104 N

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