

To: N King  
PNA  
2 The Coach House  
Corneybury Farm  
Ermine Street  
Buntingford  
SG9 9RS

### **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: N King

**Application No:** 6/2016/0448/LAWP

**Date of Approval:** 16 May 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 the proposed erection of single storey side extension

**Second Schedule:** Carbone House, Carbone Hill, Northaw, Potters Bar, EN6 4PL

**Applicant:** Mr & Mrs A Collins

**Application Date:** 21 March 2016

1. The development/works shall not be started and completed other than in accordance with the approved plans and details:

771/PD/SP02 & 771/SP1 & 771/LP1 & 771/PD/01 & 771/PD/02 & 771/PD/03 & 771/PD/04 & 771/PD/05 & 771/PD/06 received and dated 17 March 2016.

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

2. The brickwork, roof tile, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building in relation to colour and texture.

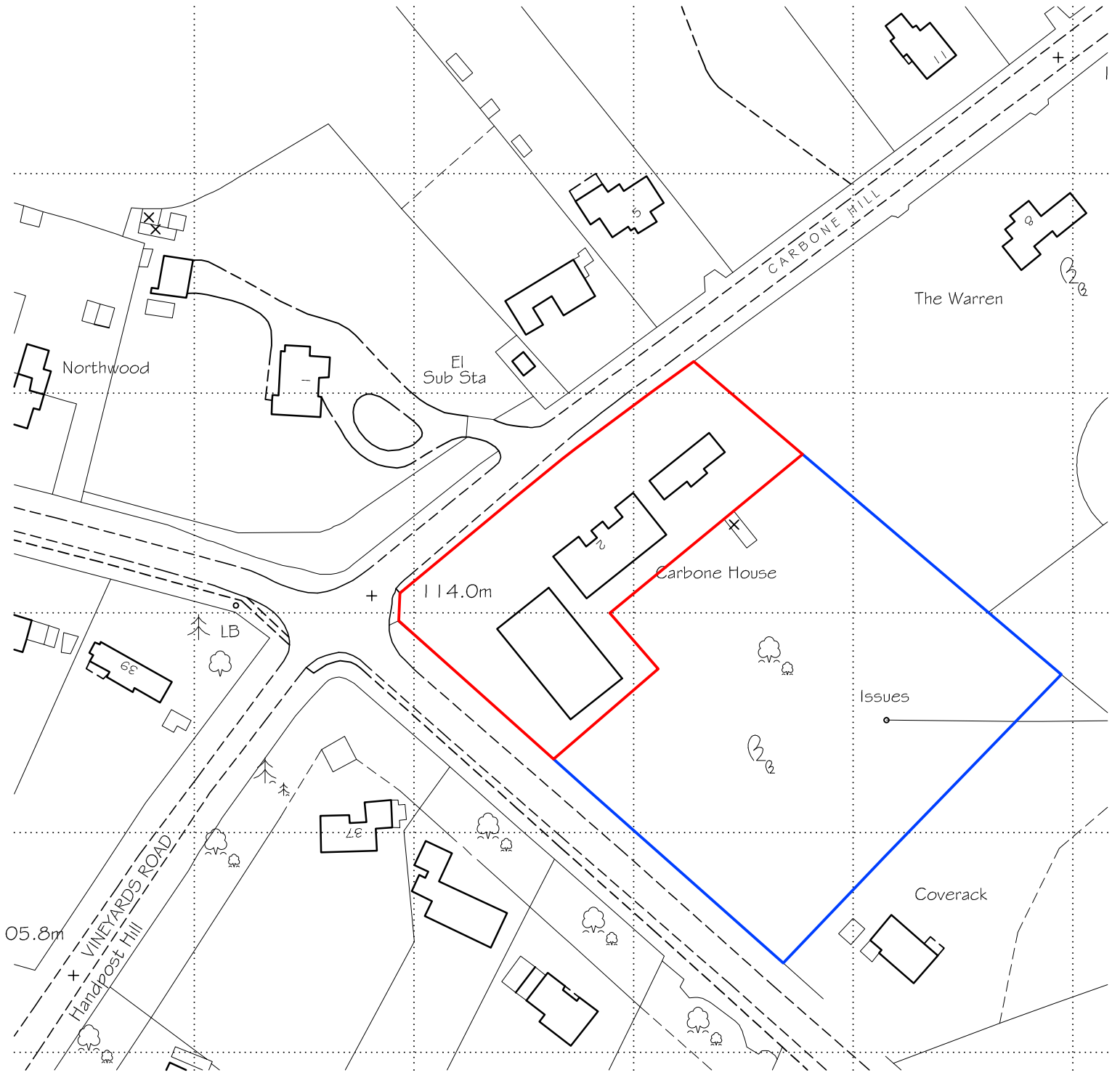
REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.



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.



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**PNA**

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Carbone House Carbone Hill  
 Northaw Herts ENG 4PL

Scale: 1:1250  
 Date: Nov 2015

Location Plan

Drg. No  
 771 / LP1