

To: Mr S Lariko
Lariko Architects
Lariko Architects
PO Box 388
WARE
SG12 4FZ

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: Mr S Lariko

Application No:
6/2020/0324/LAWE

Date of Approval: 27 March 2020

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 191 of the Town and Country Planning Act 1990.

First Schedule: Certificate of lawfulness is sought for the conversion of a garage to a habitable room in breach of a parking condition

Second Schedule: 5 Chipmunk Chase Hatfield AL10 9GH

Applicant: Mr N Horne

Application Date: 5 February 2020

In accordance with the accompanying plans and particulars subject to the conditions listed below:

1. It is considered that the conversion of garage and use as habitable space at 5 Chipmunk Chase in breach of planning condition on the original planning permission for the estate began more than 10 year before the date of this application and is therefore immune from enforcement action being taken by the Council. The Certificate of Lawfulness is APPROVED for this development.

DRAWING NUMBERS

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

Plan Number	Revision Number	Details	Received Date
P001		Site Location Plan	5 February 2020

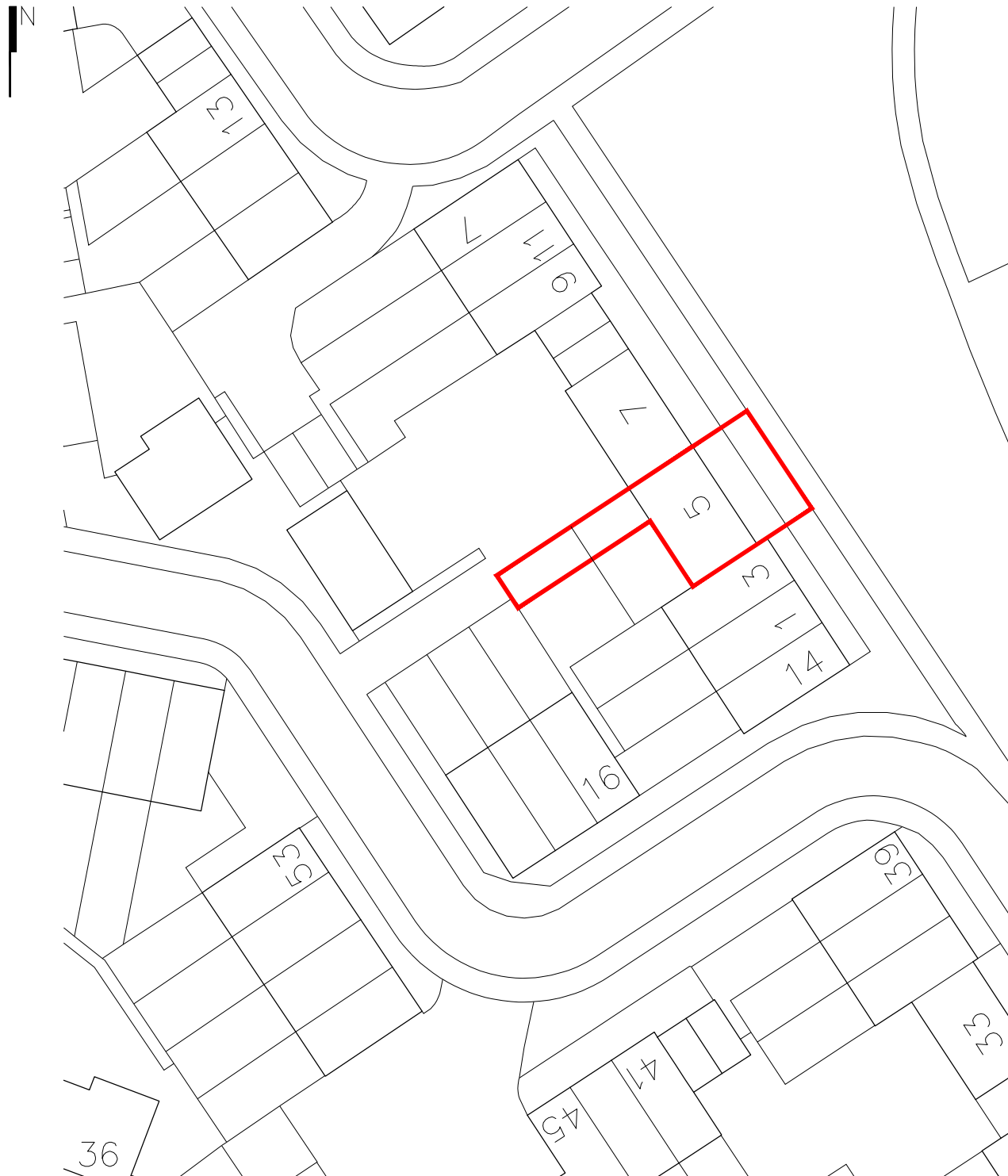
REASON: To ensure that the development is carried out in accordance with the approved plans and details.



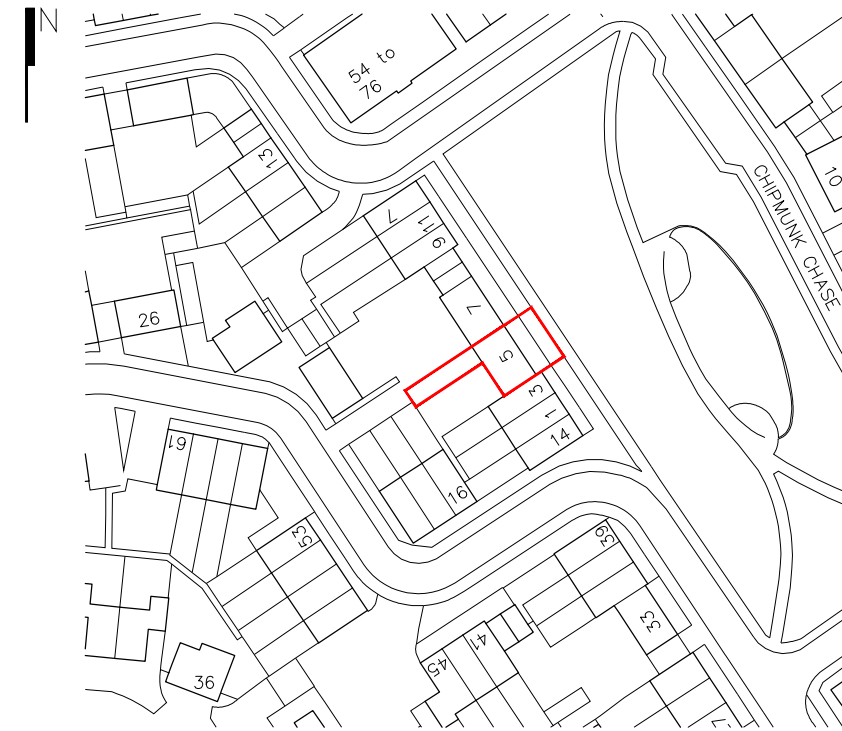
Colin Haigh
Head of Planning

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way, in part or whole by any means whatsoever without prior written consent and may only be used by the present owner, being our current client in relation to the property as referred to on the drawing. This drawing may be copied by an authorised officer of the Local Authority with the sole purpose to assist in the determination of Planning or Building Regulations application and may not be used for any other purpose unless otherwise agreed in writing.

Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials.
 No site supervision is implied or undertaken unless otherwise separately arranged.
 The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works.
 The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning and Building Regulations purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.
 Prior to commencing works the contractor must verify with the client that no underpinning of the property has been carried out and that no structural survey has been undertaken reporting that structural and/or ground problems exist.
 Prior to commencing works the contractor must obtain verification from the client or his legal adviser that no restrictive covenants exist or that any "right of light" will not be infringed and if so that reasonable steps have been taken by the client to comply with them.
 Prior to commencing works the contractor must have sight of the Planning and Building Regulations approval and must note any conditions thereon, in particular, the Planning Consent will require samples of the facing materials to be submitted to the Planning Authority for their written approval prior to installation on site.
 All materials and workmanship to comply with the current Building Regulations and all relevant British Standards and Codes of Practice.
THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES.



BLOCK PLAN
SCALE 1:500

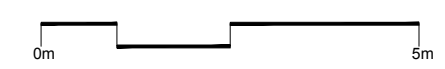


SITE LOCATION PLAN
SCALE 1:1250



— APPLICATION SITE

No:	Revision:	Date:
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larikorchitects

project:	5 CHIPMUNK CHASE, HATFIELD, AL10 9GH		
drawing title:	SITE AND LOCATION PLAN		
status:	PLANNING		
scale:	A3	date:	25.01.20
		drawn by:	SL
drawing no:	P001	job ref:	20_001
		rev:	-

Town and Country Planning Act 1990

1. This certificate is issued solely for the purpose of section 191 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.

WHY HERTFORDSHIRE BUILDING CONTROL?



Hertfordshire Building Control are owned by seven local authorities in Hertfordshire. In effect, as a resident in Hertfordshire, you own Hertfordshire Building Control. Any profit we make is returned to those local authorities who reinvest it into our communities, which you as a resident will benefit from. Therefore, by using our services you benefit from our experienced and knowledgeable team of surveyors, and also from the investment made in the community by Local Authorities.

Being accountable to the public in this way means that we will not be compromised by people or organisations, and when things go wrong - for example buildings becoming dangerous as a result of poor building practices and improper inspections - we are the people who are called in to ensure that the area is made safe and further losses minimised.

Use Hertfordshire Building Control early on in your project to **prevent** such occurrences rather than having us being called in to **cure** them.

WHAT HERTFORDSHIRE BUILDING CONTROL OFFERS:

- A truly independent service working on behalf of the property owner and accountable to the residents of Hertfordshire.
- Surveyors with the skills and experience to lead the compliance process ensuring that your property meets the standards required by Building Regulations.
- A team with the capacity to provide a responsive service, ensuring that your project will be inspected when it needs to be and will not be held up.
- The technology to increase surveyor time on site and improve our service to our customers.
- A one stop shop for all related activities including air testing, acoustic testing, engineering and SAP calculations and warranties.
- A company that returns 100% of its profits back to Local Authorities for investment in the community.

NEXT STEPS

Contact us as early as possible to make sure we can help you through the process. If you are sure about the type of building application you need to make, you can download the forms online at www.hertfordshirebc.co.uk

If you have any concerns or questions then please call us on **020 8207 7456** or email buildingcontrol@hertfordshirebc.co.uk

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Hertsmere Civic Offices
Bistree Way
Borehamwood
Hertfordshire
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HERTFORDSHIRE BUILDING CONTROL

PROTECTING YOUR INTERESTS BY
ENSURING QUALITY BUILDINGS

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WHAT IS BUILDING CONTROL?

Building Control ensures that architects, builders and other professionals in the construction industry adhere to the Building Regulations when designing and building structures. The Building Regulations set the standards for the design and construction of buildings to ensure that they are safe, accessible and energy efficient.

DOES MY PROJECT NEED BUILDING CONTROL APPROVAL?

Projects that involve extensions, structural changes, loft or garage conversions or changes to electrical wiring will - in the vast majority of cases - need Building Control certification. It is a legal requirement.

To check whether your project requires building control approval please call one of our qualified surveyors on **020 8207 7456** who will be happy to advise you. Or contact us at the following email address: buildingcontrol@hertfordshirebc.co.uk. Alternatively, there is a lot of useful advice contained on our website: www.hertfordshirebc.co.uk.

WHY DO I NEED BUILDING CONTROL?

There is a legal requirement that work carried out on buildings including alterations, extensions and garage and loft conversions are inspected and certified by an authorised Building Control body. Building Control protects the interests of the property owner ensuring that architects and builders adhere to the standards required in the Building Regulations. Sadly, there are a number of rogue operators who will cut corners to save themselves money and in doing so cause buildings to be unsafe, difficult to access or exit, and energy inefficient. The Building Control surveyor is there to ensure that standards are adhered to and to certify the work carried out. This is not only important for you when living in your property but also when you come to sell it, as it could delay or prevent a sale if the appropriate certification has not been completed.

IS THIS DIFFERENT FROM PLANNING?

Building Control is separate from planning, which deals with the appearance of buildings and how they fit into their environment. Your project may also need planning consent, which is a different process.

You may be receiving this advice note because you have submitted plans to your Local Authority planning department; if not you will need to contact them to discuss planning requirements. Links to contact Local Authority Planning departments are on our website.

WHAT DO BUILDING CONTROL SURVEYORS DO?

Building Control Surveyors work on behalf of the property owner and with architects, builders and other construction professionals to lead the compliance process, certifying that buildings conform to Building Regulations. The mission of Hertfordshire Building Control is to ensure quality buildings and add value for our customers and communities by leading the compliance process. Essentially the surveyor protects the interests of the property owner and should therefore be independent of the architect and/or builder. Make sure that it is you and not your builder or architect who selects your Building Control provider, or that you have carried out the necessary due diligence.