

To: Mr M Scott  
Wastell & Porter Architects Ltd  
Bancroft House  
34 Bancroft  
Hitchin  
Hertfordshire  
SG5 1LA

### **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 M Scott

**Application No:** 6/2015/1856/LAWE

**Date of Approval:** 19 November 2015

**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:** Removal of garage doors and fitting of new window including conversion of garage

**Second Schedule:** End Cottage Vineyards Road, Northaw, Potters Bar, EN6 4PH

**Applicant:** Mr A Newland

**Application Date:** 2 September 2015

In accordance with the accompanying plans and particulars subject to the following reason(s): -

1. The development illustrated with plans and drawings PLO1 & WD01A & WDO2A received and dated 2 September 2015 complies with Schedule 2, Part 1, Class A of The Town and Country (General Permitted Development) Order 2015. Therefore the certificate of lawful relating to the operational development should be granted.



Colin Haigh  
**Head of Planning**

### **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.



**LOCATION PLAN**

JOB No.	1768
DWRG No	PLO 1
SCALE	1/1250 @ A3
DATE	SEP 2015
DRAWN	MS
CLIENT	A NEWLAND

END COTTAGE  
VINEYARDS RD  
ENG 4PH

LOCATION PLAN

**Wastell & Porter  
Architects Limited**

BANCROFT HOUSE  
34 BANCROFT  
HITCHIN  
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