

To: Mr P Symonds
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: Mr P Symonds

Application No: 6/2016/1172/LAWP

Date of Approval: 28 September 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: Proposed certificate of lawfulness for the use of the former water tower as a home office; incidental to the use of Bedwell Cottage with no external alterations

Second Schedule: Bedwell Cottage, 2 High Road, Essendon, Hatfield, AL9 6HW

Applicant: Mrs P Ames

Application Date: 16 June 2016

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

786/PL1 & 786/SP1 & 789 01 & 786 02

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



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.