

Mr C Spencer  
G4 Spring Mill  
Main Street  
Wilsden  
Bradford  
BD15 0DX

**Application No:** 6/2017/2664/LAWP

**Date of Refusal:** 15 January 2018

**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 NOT have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990.**

**First Schedule:** Certificate of Lawfulness for the erection of 2x single storey side extensions, erection of outbuilding and the installation of dormer widow

**Second Schedule:** Manor Cottage Vineyards Road Northaw Potters Bar EN6 4PQ

**Applicant:** Mr J Gelber

**Application Date:** 20 November 2017

**Refused Plans and Details:**

1. The height of the eaves of the proposed side extensions would exceed the height of the eaves of the existing dwellinghouse, and therefore, would fail to comply with Schedule 2, Part 1, Class A, A.1(d) of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended.
2. The proposed side extensions would join onto to an existing enlargement of the original dwellinghouse, and therefore, would exceed the limits set out in Schedule 2, Part 1, Class A, A.1(e, j and ja) of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended.
3. The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres, and therefore, fails to comply with Schedule 2, Part 1, Class B, B.1(d) of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended.
4. The proposed outbuilding, by virtue of its size and the scale and extent of the facilities it would accomodate, would not be reasonably required for a purpose incidental to the enjoyment of the dwellinghouse. Therefore, this aspect of the proposal would fail to comply with Schedule 2, Part 1, Class E of the Town and

REFUSED DRAWING NUMBERS

5.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
MC-R00-PR-100		Site Plan	15 November 2017
MC-R00-EX-101		Location Plan	20 November 2017
MC-R00-EX-102		Existing Plans	20 November 2017
MC-R00-EX-103		Existing Elevations	20 November 2017
MC-R00-EX-104		Existing 3D Views	20 November 2017
MC-R00-PR-102		Proposed Floor Plans	20 November 2017
MC-R00-PR-103		Proposed Elevations	20 November 2017
MC-R00-PR-104		Proposed 3D Views	20 November 2017
MC-R00-PR-105		Proposed Outbuilding	20 November 2017



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 not 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.

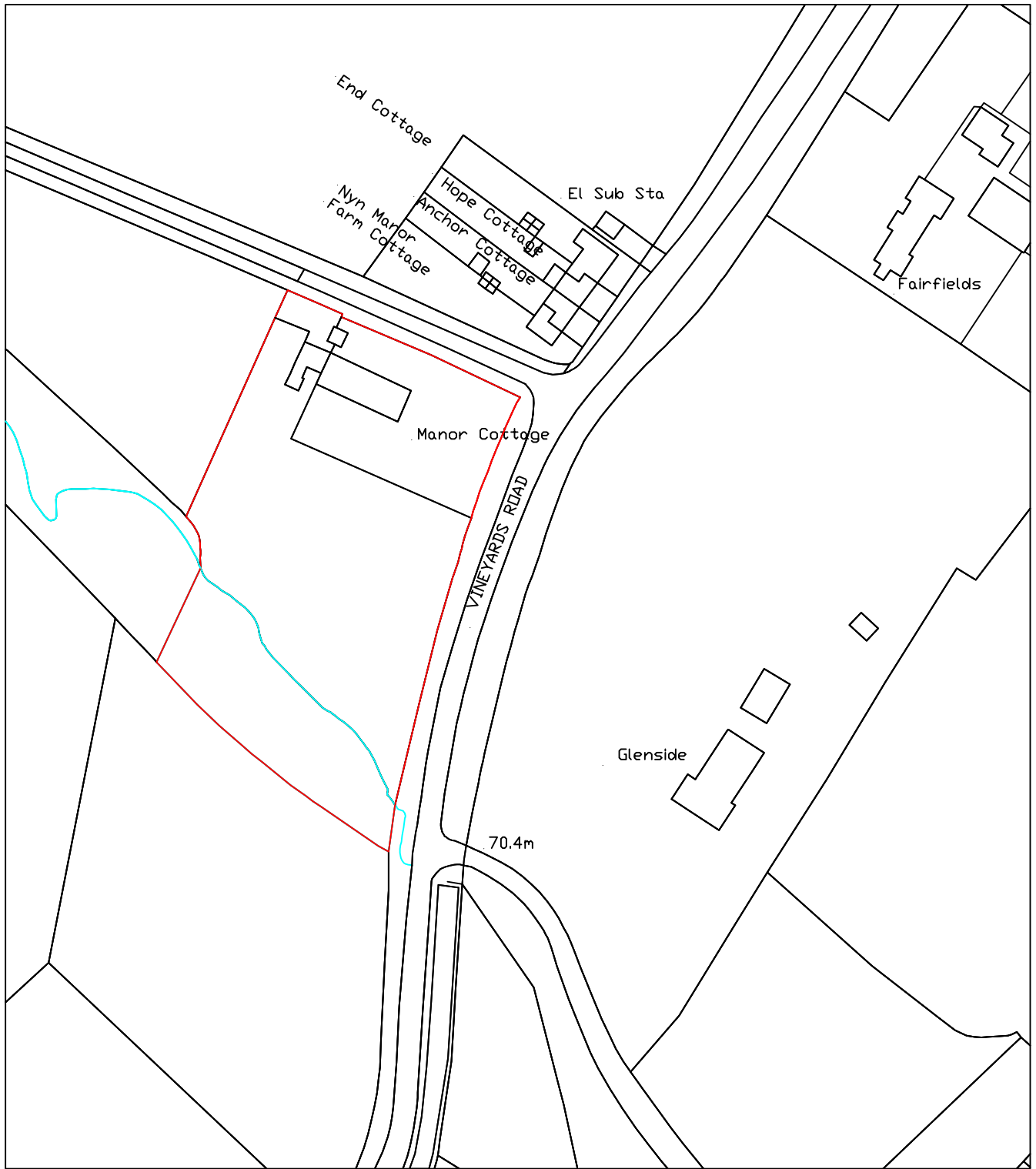
### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse permission for  
- a certificate for lawful development, there is no time restriction.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.


If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.



ReQuestAPlan  
 Map number: TQRQM17319154327453  
 Title: Manor Cottage  
 Map Produced For: Cameron Spencer  
 OS Licence number: 0100042766  
 Date of Purchase: 15-11-2017  
 1 Years subscription from 15-11-2017 for 1 workstation.

 tel: 020 3633 5060 web:www.freedomarchitecture.co.uk email: info@freedomarchitecture.co.uk	<b>PROJECT ADDRESS</b>  <b>Manor Cottage          Vineyards Road          Potters Bar          EN6 4PQ</b>	<b>CLIENT:</b>  <b>Jeremy Gelber</b>		
		<b>DATE</b> <b>16/11/2017</b>	<b>REVISION DATE</b>	<b>REVISION</b>
<b>PROJECT:</b>  <b>Side extension, outbuilding and loft into existing cottage</b>	<b>TITLE:</b>  <b>Location Plan</b>	<b>DRAWN</b> <b>RR</b>	<b>SCALE</b> <b>1:1250</b>	
		<b>CHECKED</b> <b>RR</b>	<b>DRG No.</b> <b>MC-R00-EX-101</b>	