

To: Mr J Spittlehouse
Danewell Limited
4 Regent Court
Stotfold
SG5 4AJ

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 J Spittlehouse

Application No: 6/2018/0406/LAWE

Date of Approval: 9 April 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 have been lawful within the meaning of section 191 of the Town and Country Planning Act 1990.

First Schedule: Certificate of lawfulness for an existing HMO

Second Schedule: 45 The Runway Hatfield AL10 9GL

Applicant: Mr J Spittlehouse

Application Date: 8 February 2018

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

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

DRAWING NUMBERS

Plan Number	Revision Number	Details	Received Date
Location Plan		Location Plan	8 February 2018

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

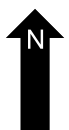
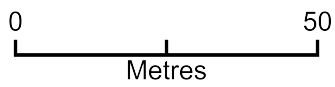
1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).



Colin Haigh
Head of Planning

**45 The Runway, Hatfield, AL10 9GL
Location Plan**



Plan Produced for: Danewell Ltd
Date Produced: 07 Feb 2018
Plan Reference Number: TQRQM18038105312888
Scale: 1:1250 @ A4

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.