

Mr Paul Cramphorn  
1st Floor  
311 Chase Road  
Southgate  
N14 6JS

**Application No:** 6/2020/2180/LAWP

**Date of Refusal:** 22 October 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 NOT have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990.**

**First Schedule:** Certificate of lawfulness for installation of 1x side dormer to facilitate loft conversion

**Second Schedule:** 9 Hook Lane Northaw Potters Bar EN6 4DA

**Applicant:** Mr J Yelland

**Application Date:** 27 August 2020

Refused Plans and Details:

1. The proposed side dormer window would be partially sited above and be attached to the single storey side/ rear extension granted under ref. S6/1988/0172/FP. Accordingly, in their totality, the proposed additions to the dwelling would represent a wraparound extension. This may not be classed as permitted development under Class A i, A j (i), (ii) and (iii), A j (a) and A k (iv) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

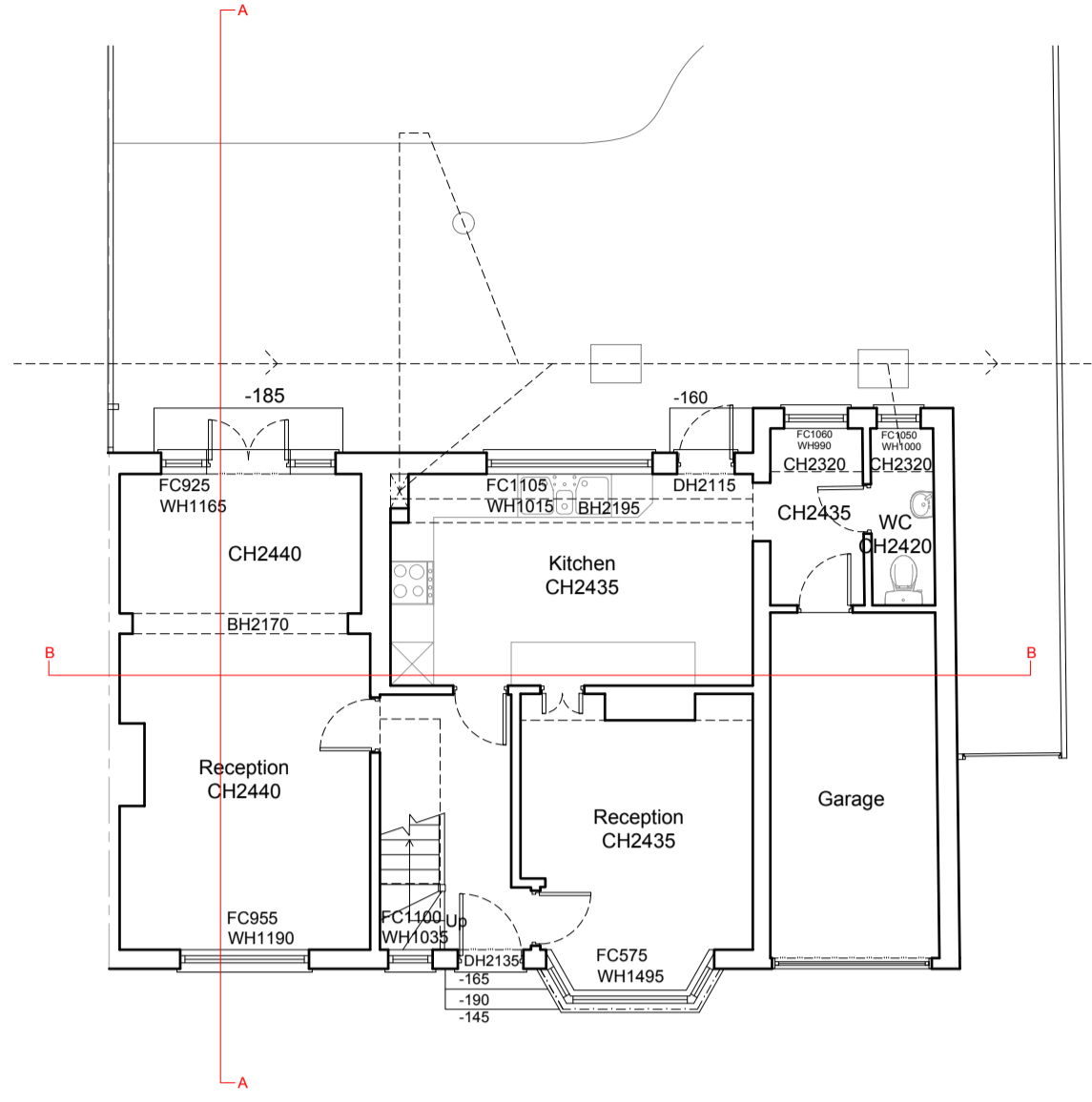
#### REFUSED DRAWING NUMBERS

2.

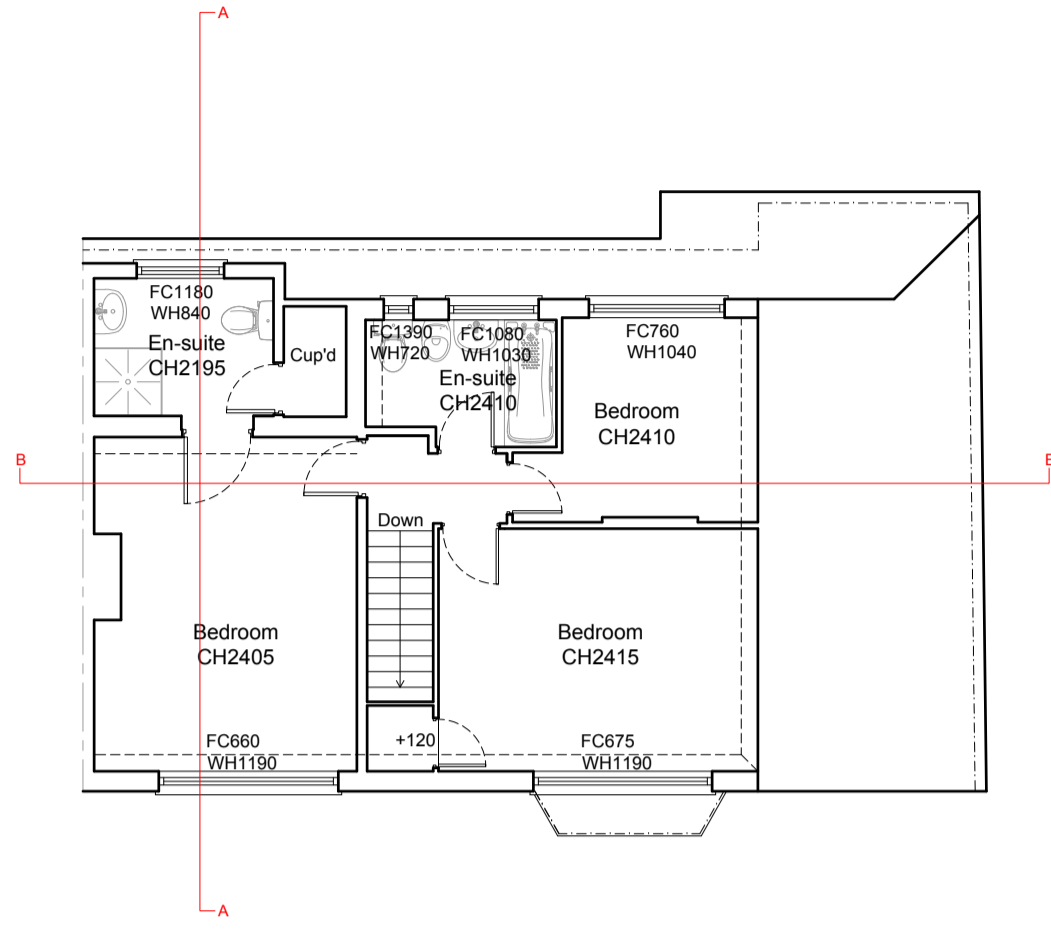
<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
SH1	0	Existing: Location Plan, Block Plan, Floor Plans & Elevations	1 September 2020
SH2	0	Proposed: Block Plan, Floor Plans & Elevations	1 September 2020

A handwritten signature in black ink, appearing to read 'C. Haigh', written in a cursive style.

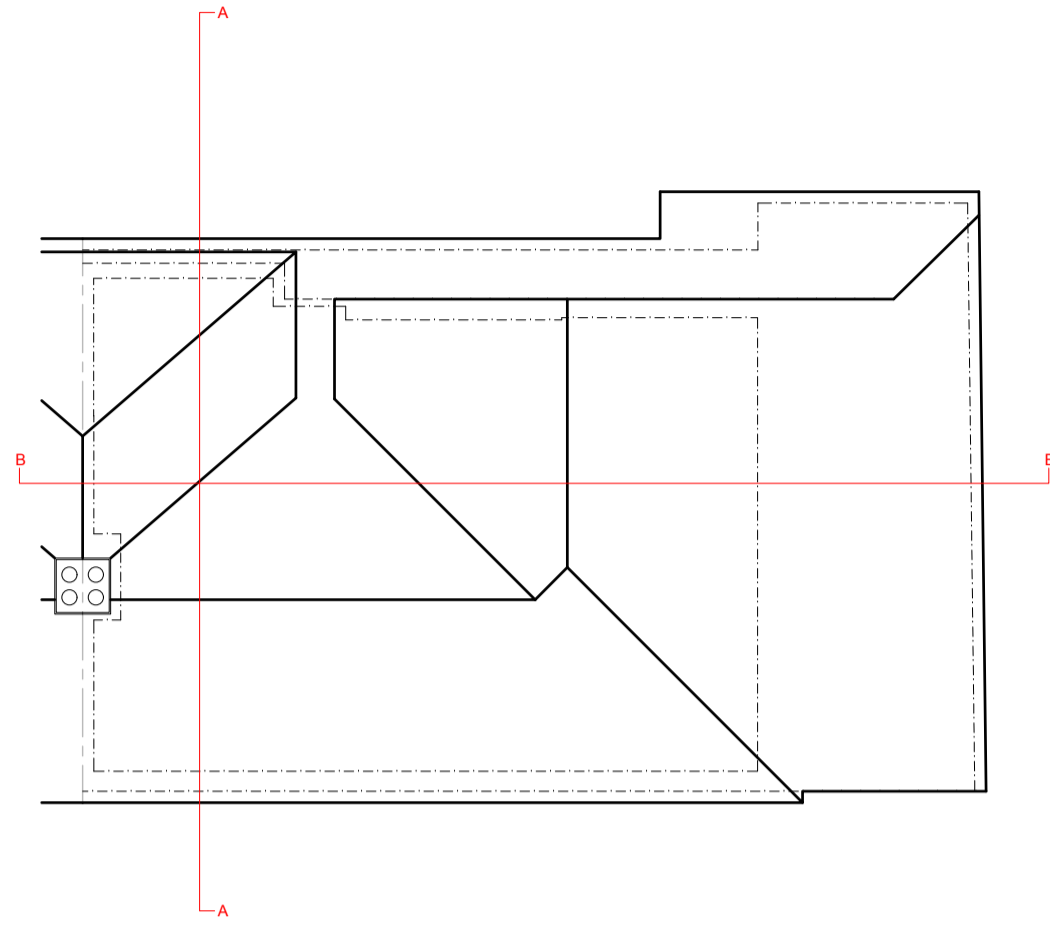
Colin Haigh  
**Head of Planning**



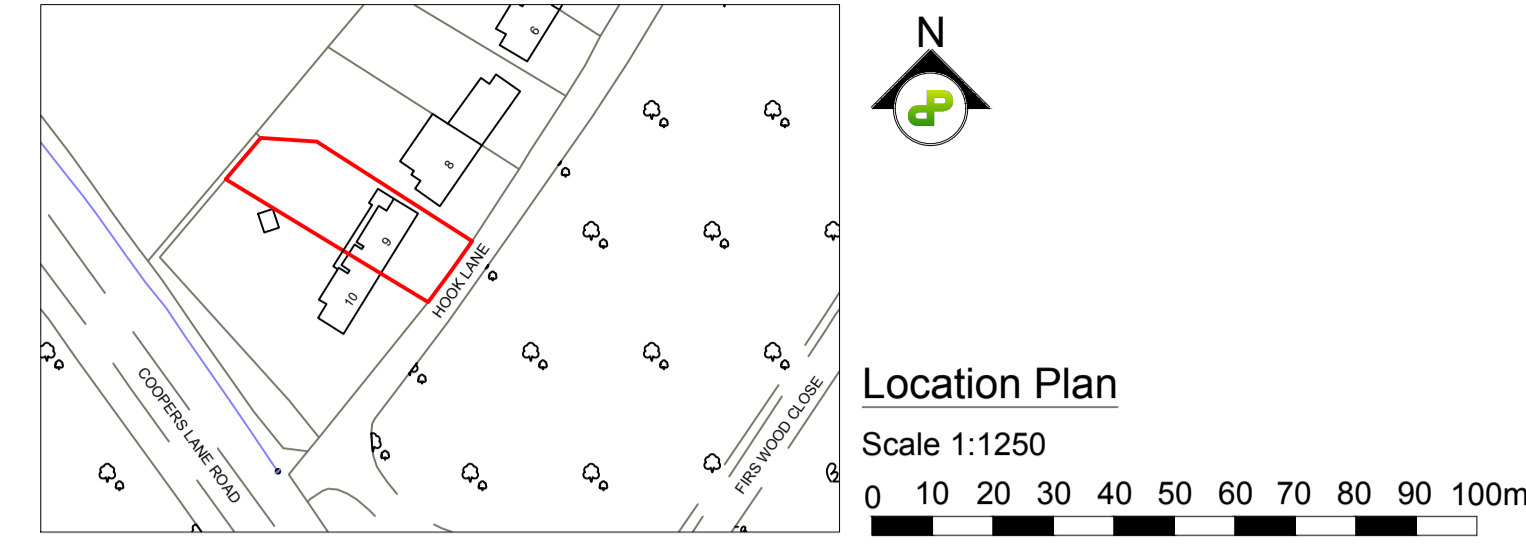
Ground Floor Plan  
As Existing 1:100



First Floor Plan  
As Existing 1:100



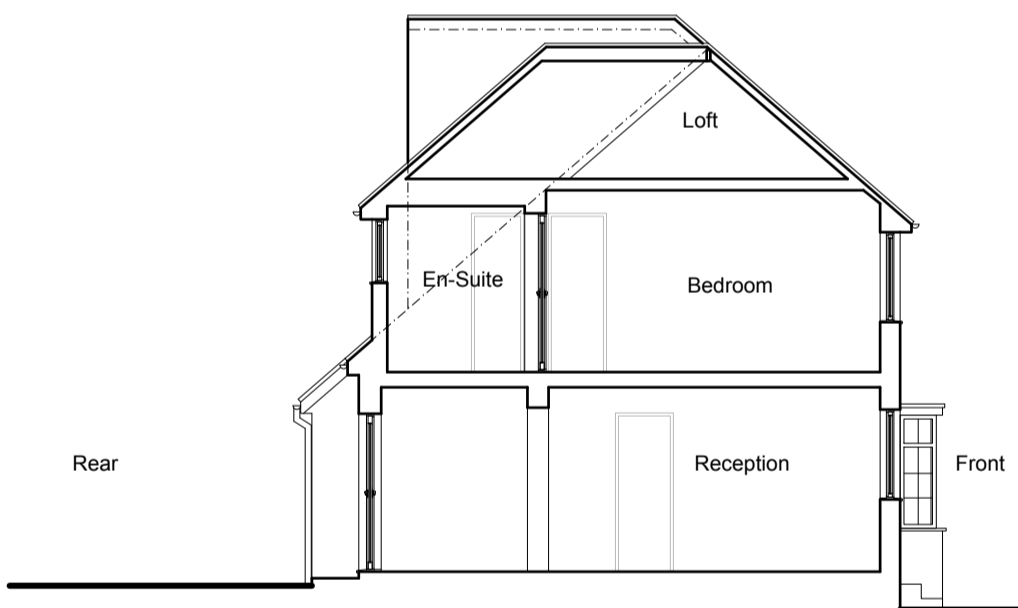
Roof Plan  
As Existing 1:100



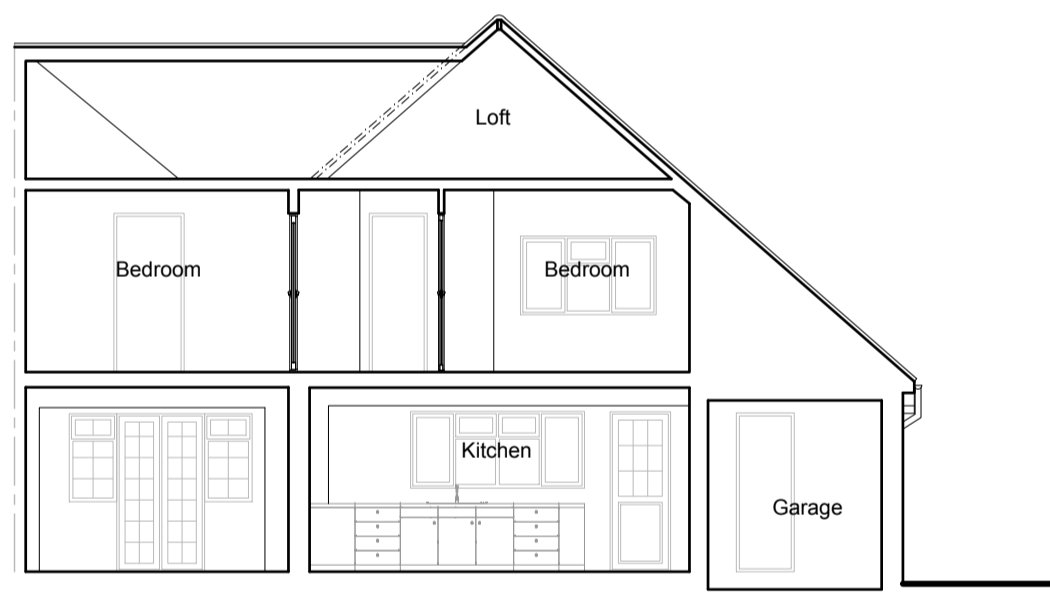
Location Plan  
Scale 1:1250



Existing Block Plan  
Scale 1:500



Section A-A  
As Existing 1:100



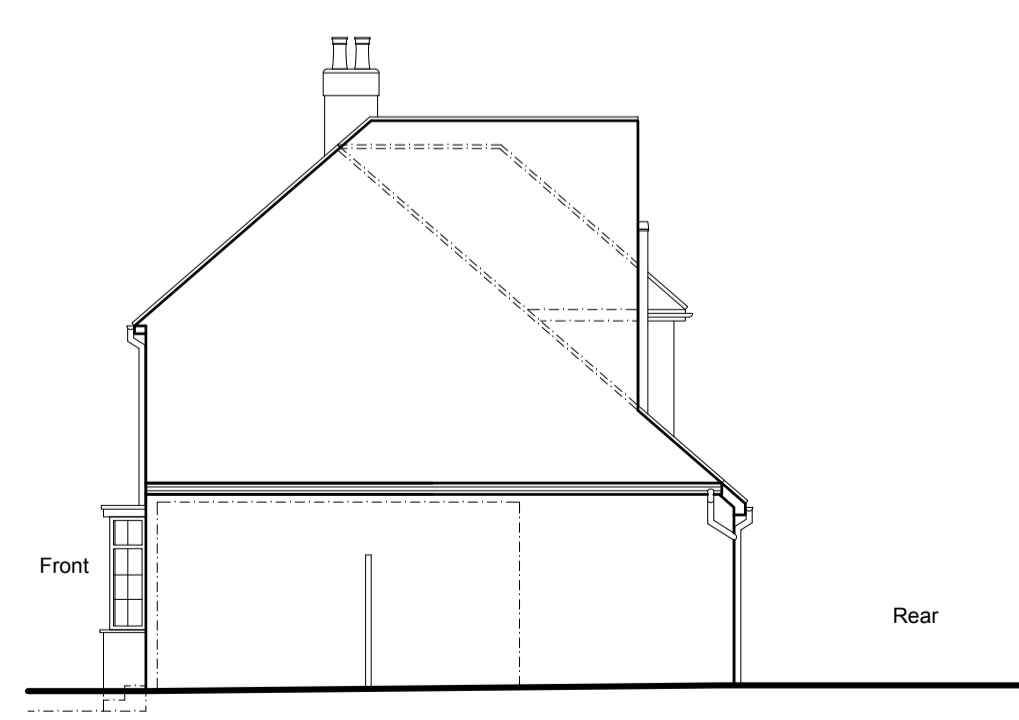
Section B-B  
As Existing 1:100



Site Photos



Front Elevation  
As Existing 1:100

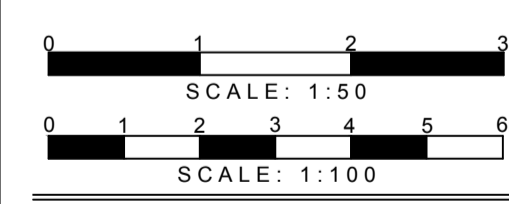


Side Elevation  
As Existing 1:100



Rear Elevation  
As Existing 1:100

**NOTES:**  
 © COPYRIGHT - DETAILED PLANNING LTD  
 All dimensions should be checked on site prior to works commencing. Variations in squariness, depth of plaster etc. must be checked for. Where new walls are shown as aligned with existing walls, physical removal of brickwork and / or plaster to establish the actual position of the wall being attached to must be checked.  
 Any discrepancies should be reported in writing immediately.  
 When printing off PDFs, check that the drawings are printed to correct paper size and scale.  
 Documents should be used as to the drawing status described.  
 Property owner to ensure that all aspects of the 'party wall etc., act 1997' are complied with prior to any works commencing on site.  
 Client to be aware of CDM duties and approvals as appropriate.



**DETAILED PLANNING**  
 1st FLOOR, 311 CHASE ROAD  
 SOUTHGATE  
 LONDON N14 6JS  
 T 0208 1500 494  
 E INFO@DETAILED-PLANNING.CO.UK  
 WWW.DETAILED-PLANNING.CO.UK

DRAWING TITLE			
Location Plan, Block Plan, Existing Drawings			
DRAWINGS STATUS			
Planning - Lawful Development Certificate			
SCALE	DATE	DRAWN	CHECKED
As Noted @ A1	July 2020	L.M.	P.C.
DRAWING NO.	REVISION		
1780/JY_LDC_SHT			0

## 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.

- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.