



To: Mr. S. Cook
Home Extension Designs
60 Bridge Road East
WELWYN GARDEN CITY
AL7 1JU

### 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. S. Cook

**Application No:** 6/2020/2817/LAWP

Date of Approval: 23 December 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 have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990.

**First Schedule:** Lawful development certificate for the demolition of existing car port, attached outbuildings and sun room to facilitate erection of a single storey side and two storey rear extension, to include rear facing Juliette balcony and 2 dormers to both sides of existing roof.

Second Schedule: 99 The Ridgeway Cuffley Potters Bar EN6 4BG

**Applicant**: Mr. & Mrs. S. Richmond **Application Date**: 28 October 2020

1. The proposal complies with Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

### DRAWING NUMBERS

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

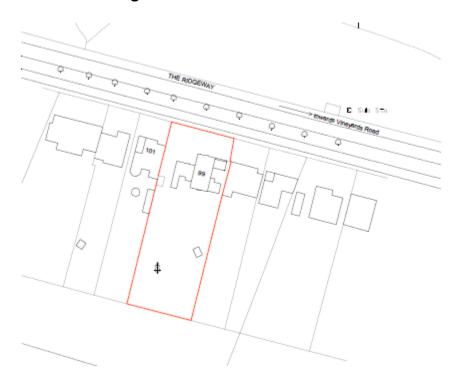
Plan Number	Revision Number	Details	Received Date
4996-OS2- COL-1		Block Plan	28 October 2020
4996-OS1		Location Plan	28 October 2020
4996-COL- APP-01	В	Plans and Elevations as Proposed	23 December 2020
4996-E01		Plans and Elevations as Existing	28 October 2020



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.

## WHY HERTFORDSHIRE BUILDING CONTROL?

knowledgeable team of surveyors, and also from the investment made in the community by Local Authorities. Hertfordshire Building Control are owned by seven in led in ordinary ordinaries in Hertfordshire. In effect, as a resident in Hertfordshire, you own Hertfordshire Building Control. Any profit we make is returned to those local. authorities who reinvestitinto our communities, which you as a resident will benefit from. Therefore, by using our services you benefit from our experienced and

Being accountable to the public in this way means that we will not be compromised by people or organisations, and when things go wrong - for example buildings becoming dangerous as a result of poor building practices and improper inspections - we are the people who are called in to ensure that the area is made safe and further losses minimised. Use Hertfordshire Building Control early on in your project to prevent such occurrences rather than having us being called in to cure them.



# WHAT HERTFORDSHIRE BUILDING CONTROL OFFERS:

- A truly independent service working on behalf of the property owner and
  accountable to the residents of Hertfordshire,
   Surveyors with the skills and experience to lead the compliance process ensuring
- that your property meets the standards required by Building Regulations

   A beam with the capacity to provide a responsive service, ensuring that your project will be inspected when it needs to be and will not be held up.

   The bednindogy to increase auriveyor thine on site and improve our service to
- A one stop shop for all related activities including air testing, acoustic testing, engineering and SAP calculations and warranties; company that teturns 100% of its profits back to Local Authorities for investment in the community.





### WHY DO I NEED BUILDING CONTROL?

There is a legal requirement that work carried out on buildings, including alterators, severators and all darsage and loft conversions are impocred and certified by an authorised Building Control body Building Control protects the interest of the property owner ensuring that architects and builders adhere to the standards required in the Building Regulations. Sadly there are a number of rogue operators who will cut corners to save themselves money, and in doing so cause buildings to be unsafe, difficult to access or exit and energy indictions. Buildings control surveyor it shere to ensure that standards are adhered to and to certify the work carried out. This is not only important for you when living in your property but also when you come to sail it, as it could delay or prevent a sale if the appropriate certification has not been completed.

### IS THIS DIFFERENT FROM PLANNING?

Building Control is separate from planning which deals with the appearance of buildings and how they fit into their environment. Your project may also need planning consent, which is a different process.

You may be receiving this advice note because you have submitted plans to your Local Authority planning department, if not you will need to contact them to discuss planning equatments. Links to contact Local Authority Planning departments are on our wabsite.

# WHAT DO BUILDING CONTROL SURVEYORS DO?

Building Control Surveyors work on behalf of the property owner and with architects, builders and other construction professionals to lead the compliance process; certifying that buildings conform to Building Regulations. The mission of Hertfordshire Building Control is to ensure quality buildings and add value for our customers as and communities by leading the compliance process. Essentially the surveyor protects the interests of the property owner and should therefore be independent of the architect and/or builder. Wake sure that it is you and not your builder or architect who selects your Building Control provider, or that you have arrived out the necessary due diligence.