



To: Mr Gary Bettis
DDPC Ltd
1 Ranworth Gardens
Potters Bar
EN6 3DP

### 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 Gary Bettis

**Application No:** 6/2023/0012/LAWP

Date of Approval: 24 February 2023

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: Certificate of lawfulness for the erection of single storey rear

extension

Second Schedule: 28 Firs Wood Close Northaw Potters Bar EN6 4BY

**Applicant**: Mrs Lisa Morfett

Application Date: 4 January 2023

1. The proposed works are permitted development by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

### DRAWING NUMBERS

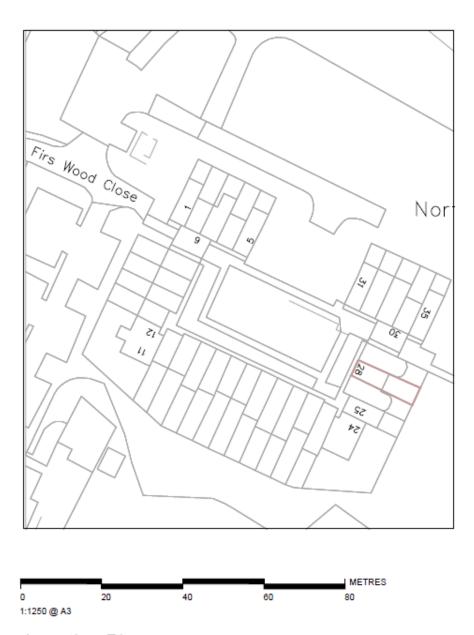
2. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
LM / OS-1		Location and Block Plan	4 January 2023
LM / 02-1		Proposed Plan and Elevation	4 January 2023
LM / 01-1		Existing Plan and Elevation	4 January 2023

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



**Chris Carter Assistant Director (Planning)** 

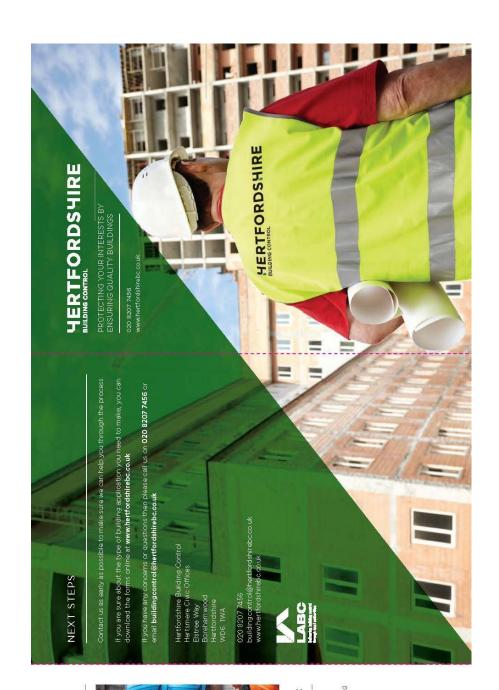


Location Plan



### **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 local authorities in Hertfordshire. In effect, as a resident in Hertfordshire, you own Hertfordshire Building. authorities who reinvestitinto our communities, which you as a resident will benefit from. Therefore, by using our services you benefit from our experienced and Control. Any profit we make is returned to those local

Being accountable to the public in this way means that we will not be compromised by people or organisations, 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 when things go wrong - for example buildings and further losses minimised. Use Hartfordshire 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 team with the capacity to provide a responsive service, ensuring that your
- A one stop shop for all related activities including air testing, acoustic testing, engineering and SAP calculations and warranties;
   A company that returns 100% of its profits back to Local Authorities for investment in the community.

- project will be inspected when it needs to be and will not be held up. The technology to increase surveyor time on site and improve our service to

### WHY DO I NEED BUILDING CONTROL?

There is a legal requirement that work carried out on buildings, including alterations, extensions and garage and loft conversions are inspected and certified by an authorised Building Control body, Building Control protects the innerests of the procept owner ensuring that architects and building control protects the interests of who will cut concrets to save themselves money and in doing so cause buildings to be unsafe, difficult to access or exit, and energy inefficient. The building control surveyor is there to ensure that standards are achieved 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 sell 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 confact them to discuss planning requirements. Links to confact Local Authority Planning departments are on our website.

## 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 bed the compliance process; certifying that buildings conform to Building Regulations. The mission of Her fordshire Building Control is to ensure quality buildings and add value for our customers 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. Make sure that it is you and not your builder or architectations elects your Building Control provider, or their you have carried out the necessary due diligence.

