

Lewis Wilkinson
Pinnacle House
23-26 St Dunstan's Hill
London EC3R 8HN

Application No: 6/2023/0900/LAWP

Date of Refusal: 10 July 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 NOT have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990.

First Schedule: Certificate of lawfulness for a proposed single-storey rear extension, single-storey side extension and single-storey basement underneath the original dwellinghouse and erection of single-storey outbuilding

Second Schedule: Sandpit Lodge Bedwell Avenue Hatfield AL9 6HN

Applicant: Mr Liam Griffin

Application Date: 22 May 2023

Refused Plans and Details:

1. The proposed basement is contrary to Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Planning Permission is therefore required.
2. The proposed outbuilding is contrary to Schedule 2, Part 1, Class E (a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Planning permission is therefore required.

REFUSED DRAWING NUMBERS

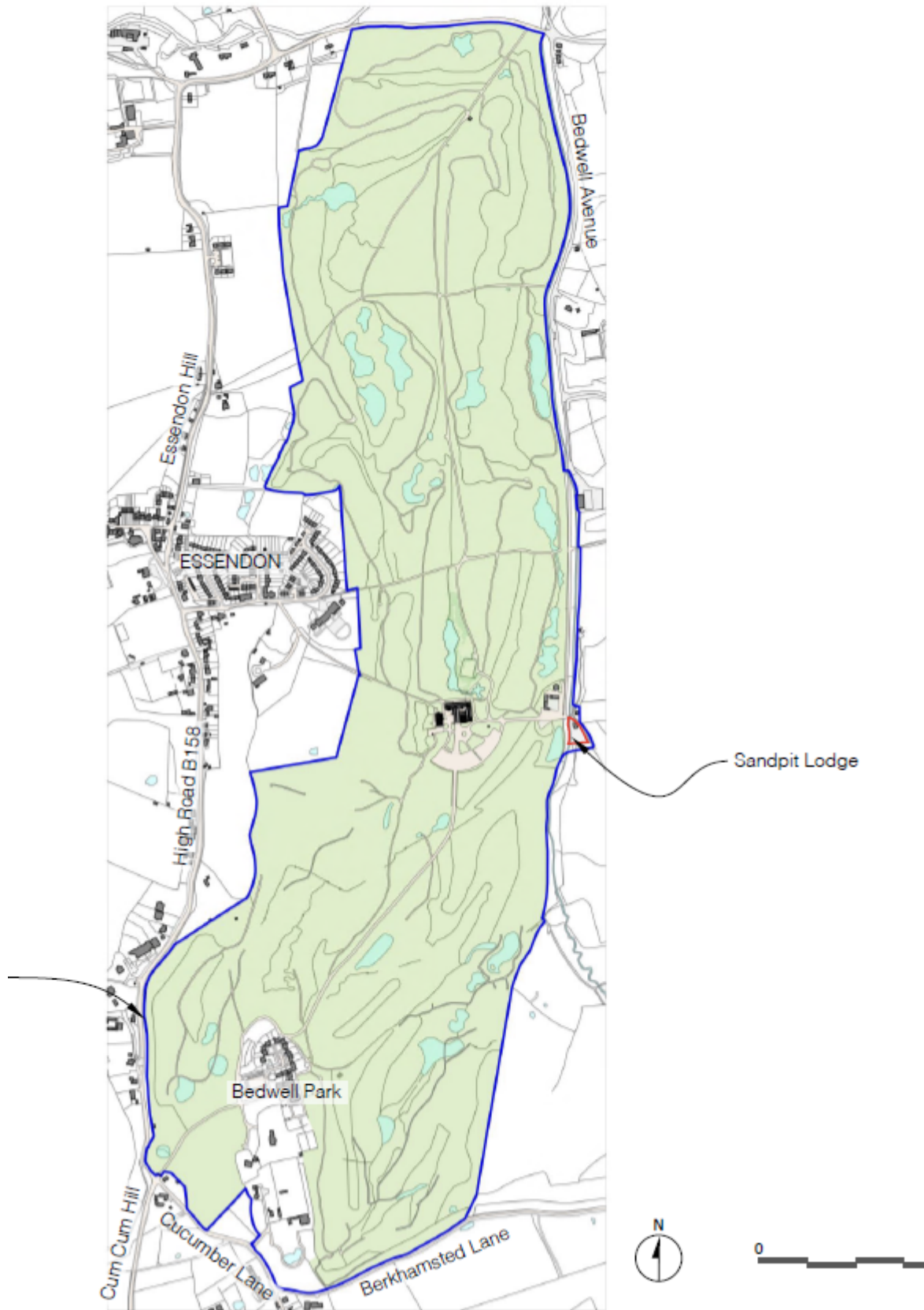
3.

Plan Number	Revision Number	Details	Received Date
1711/PD04		Existing Ground Floor Plan	27 April 2023
1711/PD05		Existing First Floor Plan	27 April 2023
1711/PD06		Existing Roof Plan	27 April 2023
1711/PD07		Existing Front Elevation (West)	27 April 2023
1711/PD08		Existing Side Elevation	27 April 2023

		(South)	
1711/PD09		Existing Rear Elevation (East)	27 April 2023
1711/PD10		Existing Side Elevation (North)	27 April 2023
1711/PD11		Proposed Site Plan	27 April 2023
1711/PD12		Proposed Basement Plan	27 April 2023
1711/PD13		Proposed Ground Floor Plan	27 April 2023
1711/PD14		Proposed First Floor Plan	27 April 2023
1711/PD15		Proposed Roof Plan	27 April 2023
1711/PD01	A	Location Plan	27 April 2023
1711/PD02		1:1250 Location Plan	27 April 2023
1711/PD03		Existing Site Plan	27 April 2023
1711/PD23	A	South West Overview	27 April 2023
1711/PD24	A	South East Overview	27 April 2023
1711/PD20		Proposed Outbuilding	27 April 2023
1711/PD21	A	Site Overview	27 April 2023
1711/PD16		Proposed Front Elevation (West)	27 April 2023
1711/PD17		Proposed Side Elevation (South)	27 April 2023
1711/PD18		Proposed Rear Elevation (East)	27 April 2023
1711/PD19		Proposed Side Elevation (North)	27 April 2023
1711/PD25	A	North East Overview	27 April 2023
1711/PD26	A	Outbuilding Overview	27 April 2023
1711/PD27		Area Schedule	27 April 2023
1711/PD22	A	North West Overview	27 April 2023



Chris Carter
Assistant Director (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.

- 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) at least 10 days before submitting the appeal. Further details are on GOV.UK.