

To: Mrs L Cartwright  
Quarry Cottage  
Lowe Lane  
Barnsley  
S75 3EP

## **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: Mrs Cartwright

**Application No:** S6/2015/1142/LUE

**Date of Approval:** 21 August 2015

**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 (as amended), for the following reason(s): -**

**First Schedule:** Certificate of lawfulness for the use as a (Class C4) House in Multiple Occupation

**Second Schedule:** 10 Horsa Gardens, Hatfield, AL10 9GF

**Applicant:** Mrs L Cartwright

**Application Date:** 22 June 2015

The reason for approval and accompanying plans/particulars are listed below, with conditions where applicable: -

1. The area and building outlined in red on the Site Location Plan received and dated 22nd June 2015 can be considered to be Class C4 as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) on and since 12 January 2012 therefore the certificate of lawful use should be granted.
2. As a result of the evidence that has been provided for this application, the use of the property at 10 Horsa Gardens as a small HMO in use Class C4 is lawful.
3. 1:1250 Site Location Plan & Transfer Plan received and dated 22nd June 2015



Colin Haigh  
**Head of 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 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.