

WELWYN HATFIELD BOROUGH COUNCIL EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE

DELEGATED APPLICATION

Application No:	6/2018/1997/LAWP
Location:	53 High Road Essendon Hatfield AL9 6HS
Proposal:	Certificate of lawfulness for the formation of a hardstanding which utilises the existing access and dropped kerb
Officer:	Ms Emily Stainer

Recommendation: Granted

6/2018/1997/LAWP

Context							
Application	Certificate of lawfulness for the formation of a hardstanding which utilises						
Description	the existing access and dropped kerb						
Relevant planning	Application Number: S6/2001/0051/FP						
history	Decision: Granted						
	Decision Date: 09 March 2006						
	Proposal: Alterations to existing crossover and con piers	struction of t	wo brick				
	Application Number: S6/2003/0452/FP						
	Decision: Granted						
	Decision Date: 03 July 2003						
	Proposal: Erection of replacement garage						
The main issues are:	1						
		Whether the proposed works are permitted development by virtue of Schedule 2, Part 1,					
Class F (consisting o	f the provision of a hard surface or replacement of	of the hard s	surface) of				
Class F (consisting o the Town and Country		of the hard s	surface) of				
Class F (consisting o	f the provision of a hard surface or replacement of	of the hard s gland) Order	surface) of 2015 as				
Class F (consisting o the Town and Country	f the provision of a hard surface or replacement of	of the hard s	surface) of				
Class F (consisting o the Town and Country	f the provision of a hard surface or replacement o y Planning (General Permitted Development) (Eng	of the hard s gland) Order	To be				
Class F (consisting o the Town and Countr amended Is the property a dwelli	f the provision of a hard surface or replacement o y Planning (General Permitted Development) (Eng	of the hard s gland) Order Yes / No Y	To be PD				
Class F (consisting o the Town and Country amended Is the property a dwelli Have permitted develo	f the provision of a hard surface or replacement of y Planning (General Permitted Development) (Eng nghouse	of the hard s gland) Order Yes / No Y	To be PD Y				
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Class F (consisting o the Town and Country amended Is the property a dwelli Have permitted develo Has permission to use granted only by virtue o Development not perm (a) would the hard surfa principal elevation of the (b) would the area of g hard surface replaced, If yes to (a) or (b) development either the hard surface	f the provision of a hard surface or replacement of y Planning (General Permitted Development) (Englishing pment rights been removed the dwellinghouse as a dwellinghouse been of Class M, N, P or Q of Part 3 mitted by Class F ace be situated on land between a wall forming the be dwellinghouse and a highway, and round covered by the hard surface, or the area of exceed 5 square metres, lopment is only permitted by Class F subject to the c is made of porous materials, or provision is made	of the hard s gland) Order Yes / No Y N N N	To be PD Y N N				
Class F (consisting o the Town and Country amended Is the property a dwelli Have permitted develo Has permission to use granted only by virtue o Development not perm (a) would the hard surface principal elevation of th (b) would the area of g hard surface replaced, If yes to (a) or (b) deve either the hard surface to direct run-off water f	f the provision of a hard surface or replacement of y Planning (General Permitted Development) (Eng- pment rights been removed the dwellinghouse as a dwellinghouse been of Class M, N, P or Q of Part 3 mitted by Class F ace be situated on land between a wall forming the be dwellinghouse and a highway, and round covered by the hard surface, or the area of exceed 5 square metres, lopment is only permitted by Class F subject to the c	of the hard s gland) Order Yes / No Y N N Y Y Y ondition that	To be PD Y N N N where —				

DRAWING NUMBERS

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
-		Plan	30 July 2018
Location Plan		Location Plan	12 September 2018
Proposed		Proposed Block Plan	20 November 2018
Block Plan			
Existing		Existing Block Plan	19 September 2018
Block Plan		-	

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

Determined By:

Mr Jonathan Murray 21 November 2018