

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

DELEGATED APPLICATION

Application No: 6/2021/3366/LAWP
Location: 49 Clover Way Hatfield AL10 9FN
Proposal: Certificate of lawfulness for installation of three front facing and three rear facing roof lights
Officer: Ms Kirsty Shirley

Recommendation: Granted

6/2021/3366/LAWP

Context		
Application Description	Certificate of lawfulness for the installation of three front facing and three rear facing roof lights.	
Relevant planning History	Application Number: S6/1999/0884/FP Decision: Approval Subject to s106 Decision Date: 30 June 2000 Proposal: Residential development comprising 370 dwellings, new roads, cycle ways, footpaths, landscaping and public open space	
The main issues are:		
Whether the proposed works are permitted development by virtue of Schedule 2, Part 1, Class C (any other alteration to the roof) of the Town and Country Planning (General Development) (England) Order 2015 as amended		
	Yes / No	To be PD
Have permitted development rights been removed	N	N
Is the property a dwellinghouse	Y	Y
(a) Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P, PA or Q of Part 3	N	N
Development not permitted by Class C		
(b) would the alteration protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	N	N
(c) would it result in the highest part of the alteration being higher than the highest part of the original roof; or	N	N
(d) would it consist of or include— (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	N	N
Conditions		
C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—	N/a	Y

(a) obscure-glazed; and (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.		
Conclusion		
The proposal complies with Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).		

Conditions:

1. The proposal complies with Schedule 2, Part 1, Class C 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
ELA/6	A	Proposed elevation plans	30 November 2021
ELA/13	A	Block plan	30 November 2021
ELA/18	A	Site location plan	30 November 2021
ELA/1	A	Existing floor plans	30 November 2021
ELA/2	A	Existing elevation plans	30 November 2021
ELA/5	A	Proposed floor plans	30 November 2021

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

Determined By:

C.Neal

Mr Chris Neal
21 January 2022