

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

DELEGATED APPLICATION

Application No: 6/2022/1262/LAWP
Location: 69 Campion Road Hatfield AL10 9FA
Proposal: Certificate of Lawfulness for the erection of a fence up to 1m in height
Officer: Ms Ashley Ransome

Recommendation: Granted

6/2022/1262/LAWP

Context		
Application Description	The applicant seeks a certificate of lawfulness for the erection of a front garden fence up to 1m in height.	
Relevant planning History	None.	
The main issues are:		
<p align="center">1. Whether the proposed works are permitted development by virtue of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended</p>		
	Yes / No	To be PD
Have permitted development rights been removed	N	N
Is the property a dwellinghouse	Y	Y
Is it detached?	N	
Is it semi-detached or terraced?	Y	
Is it within a conservation area	N	
Development not permitted by Class A		
(a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed—	N	N
(i) for a school, 2 metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than 1 metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons;	Less than 1m in height	
(ii) in any other case, 1 metre above ground level;		
(b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;	N	N
(c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or	N	N

(d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.	N	N
Conclusion		
The proposed works are permitted development by virtue of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.		

Conditions:

1. The proposed works are permitted development by virtue of Schedule 2, Part 2, 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
TQRQM2214 7121646943		Site Location Plan	27 May 2022

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

Determined By:

Ms Becky Rousell
21 July 2022