

Jill Riley

From: noreply@pins.gsi.gov.uk
Sent: 22 April 2015 09:52
To: Planning Appeals
Subject: Notification of Appeal APP/C1950/X/15/3023002
Attachments: Online Appeal Form - 18059.pdf



The Planning Inspectorate
Yr Arolygiaeth Gynllunio

Appeals Casework Portal

A Certificate of Lawful Use or Development appeal has been received by the Planning Inspectorate. Details of the appeal are shown below:

Appeal Details

Appeal Reference: APP/C1950/X/15/3023002
Appeal Receipt Date/Time: 22/04/2015 09:51
Appeal By: Russell Crew-Gee
Site Address: Northaw Road West EN6 4NT
Local Planning Authority: Welwyn Hatfield Council

Attached is a copy of the appeal form.

Important Information: An email has been sent to the appellant/agent advising them that they must send a copy of the completed appeal form and any relevant supporting documents not previously sent to you. If you have not received them within a few working days, you should contact the appellant to request them.

Please do not reply to this message. - It is an automatically generated response from the mail delivery system.

The original of this email was scanned for viruses by the Government Secure Intranet virus scanning service supplied by Vodafone in partnership with Symantec. (CCTM Certificate Number 2009/09/0052.) This email has been certified virus free.

Communications via the GSi may be automatically logged, monitored and/or recorded for legal purposes.

The Planning Inspectorate

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT APPEAL FORM (Online Version)

PLANNING DEPARTMENT

Appeal Reference: APP/C1950/X/15/3023002

22 APR 2015

RECEIVED

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Address

Phone number

Email

Preferred contact method Email Post

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes No

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number (if applicable)

Date of the application

Did the LPA issue a decision? Yes No

Date of LPA's decision

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes No

Address

EN6 4NT

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes No

Please describe the health and safety issues

One might have to pass through the livery with horses around but all under control.

E. DETAILS OF THE APPEAL

Please give a precise description of the proposed or existing use, operation or activity as outlined in the application in respect of which a certificate is sought.

The use as a single dwelling house began more than 4 years before the date of the application, change of use.

Select the section under which the application was made:

Section 191

Section 192

Section 26H

In the case of a proposal, had it been started before the application to the LPA was made? Yes No

Please state the actual use of the site at the time of application to the LPA. (if not in use, write "nil" and state last known use).

A single dwelling house.

Is there an effective enforcement notice on the site? Yes No

F. REASON FOR THE APPEAL

1. Refused/refused in part to grant a certificate of lawful use or development.

2. Failed to give notice of their decision within the appropriate period on an application for a certificate of lawful use or development.

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes No

Please explain.

To understand how factually inaccurate the measurements and distances are as stated by Mr Mann and confirm that my own comments are statements of fact. Also now confirmed by a new Statutory Statement from Mr Jezierski.

2. Hearing

3. Inquiry

H. APPEAL STATEMENT

The statement is set out in

see 'Appeal Documents' section

I. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes No



J. SUPPORTING DOCUMENTS

01. The application made to the LPA.

02. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. Please number them clearly and list the numbers here or on a separate sheet.

02. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

03. The LPA's decision (if any).

04. All other relevant correspondence with the LPA.

05. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

K. CHECK SIGN AND DATE

(All supporting documents must be received by us within the 8 week time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full grounds of appeal) to the LPA today.

Signature

Mr Russell Crew-Gee

Date

22/04/2015 09:51:49

Name

Mr Russell Crew-Gee

The gathering and subsequent processing of the personal data supplied by you in this form, is in

accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under Privacy Statement.

L. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full grounds of the appeal) not previously sent as part of the application to the LPA.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<http://www.planningportal.gov.uk/planning/appeals/online/tutorialshelp/appeal/sendingacopytothecouncil>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

M. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 326, Bristol, BS99 7XF.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section: APPEAL STATEMENT
Document Description: The Appeal statement.
File name: Planning appeal statement.doc
File name: Email to Mark Peacock.docx
File name: Emails to Charles Allingham.docx
File name: Stuart Mann.pdf
File name: New statutory Statement Mr Jezierski.PDF

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 01. The application made to the LPA.
File name: Planning Document.pdf
File name: Planning Statement.pdf
File name: Appendix.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 02.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name: Site Plan.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 02.b. Copies of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name: List of Plans.docx

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 03. The LPA's decision
File name: Decision notice.pdf
File name: Officer Report.doc

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
File name: Email to Mark Peacock.docx
File name: Emails to Charles Allingham.docx

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
File name: New Documents List.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Completed by

MR RUSSELL CREW-GEE

Date

22/04/2015 09:51:49