6/2022/2774/LAWP



To: Mr Shah Nabi The Avenue Group 31 Tavistock Avenue St Albans AL1 2NQ

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: Mr Shah Nabi

Application No: 6/2022/2774/LAWP

Date of Approval: 31 January 2023

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 192 of the Town and Country Planning Act 1990.

First Schedule: Certificate of lawfulness for the erection of a porch **Second Schedule:** 16 Nimrod Drive Hatfield AL10 9LS **Applicant:** Mr Sharif **Application Date:** 6 December 2022

1. The proposed works are permitted development by virtue of Schedule 2, Part 1, Class D 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:

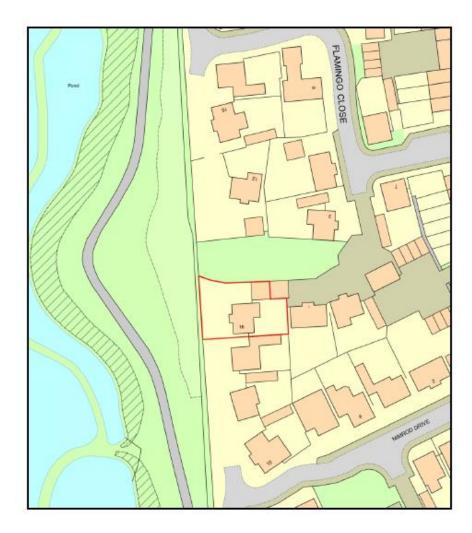
Plan Number	Revision Number	Details	Received Date
TQRQM2213 2235824228		Site Location Plan	6 December 2022
TQRQM2213 2220345239		Existing Block Plan	6 December 2022
16ND 001		Existing Plans and Elevations	6 December 2022
TQRQM2213 2220345239		Proposed Block Plan	6 December 2022
16ND 002		Proposed Plans and Elevations	6 December 2022



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

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Chris Carter Assistant Director (Planning)





Town and Country Planning Act 1990

1. This certificate is issued solely for the purpose of section 192 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.



WHY DO I NEED BUILDING CONTROL?

There is a legal requirement that work carried out on buildings, including alterators, extensions and garage and fut conversions are inspected and cartified by an authorised Building Control body. Building Control protects the interests of the provised Building Degulations. Sadly, there are a number of rogue operators who will cut connect to sup a themselves morely and in doing so cause buildings control surveyor is there to ensure that standards are adhered to and cut doing so cause building control surveyor is there to ensure that standards are adhered to and to certify the work carried out. This is not only important for you when living in your property but also when you come to sale it, as it could delay or prevent a sale if the appropriate certification has not been completed.

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IS THIS DIFFERENT FROM PLANNING?

Building Control is separate from planning which deals with the appearance of buildings and how they fit into their environment Your project may also need planning consent, which is a different process. You may be receiving this advice note because you have submitted plans to your Local Authority planning department, if not you will need to contact them departments are on our website.

WHAT DO BUILDING CONTROL SURVEYORS DO?

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Building Control Surveyors work on behalf of the property owner and with architects, builders and orden construction professionals to lead the complance process, certifying that buildings conform to Building Regulations. The mission of Hertfordshine Building control is to ensure quality buildings and advalue for our dustomers and communities by leading the compliance process. Essentially the surveyr protects the interests of the property owner and should therefore be independent of the architect and/or builder, that surver and should therefore be builder and should the architect and/or builder what surver and should therefore builder on architect who selects your builder. Nake sure that it is you and not your carried out the necessary due diligence.