



TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AND 192
(as amended by section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) (England)
Order 2010 (DMPO)

ARTICLE 24

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

**PLANNING DECISION NOTICE – APPROVAL
For Planning Application No. N6/2013/1530/LUE**

Applicant Name and Address

Mr C Dunlop
John Jones Art Centre Ltd
Bessemer Road
Welwyn Garden City
AL7 1HH

The Welwyn Hatfield Council hereby certify that on 16/07/2013 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 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:-

REASONS FOR APPROVAL

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

First Schedule: Retention of mezzanine floor

**Second Schedule: John Jones Art Centre Ltd Bessemer Road Welwyn Garden City
AL7 1HH**

APPROVED PLAN NUMBER(S): 20250-5 & 20250-9 titled 'ground floor partitions and toilets' & 20250-9 titled 'first floor' & Q104347/GA01 received and dated 17 October 2013.

Date: 12 December 2013

Tracy Harvey
Head of Planning

NOTES:

1. This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended)
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.