



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. N6/2014/0988/LUP**

Agent Name and Address

Mr D Edge
Gyoury Self Partnership
4b Parkway Porters Wood
St Albans
AL3 6PA

Applicant Name and Address

Mr & Mrs A Livingston
39 Sherrardspark Road
Welwyn Garden City
AL8 7JY

First Schedule: Certificate of lawfulness for proposed garage conversion to habitable accommodation

Second Schedule: 39 Sherrardspark Road Welwyn Garden City AL8 7JY

The Welwyn Hatfield Council hereby certify that on 25/04/2014 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 (as amended), for the following reason:-

The proposal does not constitute development under Section 55(2) of the Town and Country Planning Act 1990 and therefore the certificate is approved, subject to the following condition and informative:

CONDITION:

1. In accordance with approved plans and drawings:
Drawing Nos. 001 Rev. A & 100 Rev. B received and dated 29 April 2014.

INFORMATIVE:

1. The applicant is advised that as the property is within the Estate Management Scheme enforced by Welwyn Hatfield Borough Council that any alterations to the external appearance of the dwellinghouse will require consent under this scheme.

Date: 18 June 2014

Colin Haigh
Head of Planning

NOTES:

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