	NORTH HERTFORDSHIRE DISTRICT COUNCIL Town and Country Planning Act 1990 Section 191 (As amended by Section 10 of the Planning and Compensation Act 1991) Town and Country Planning General Development Procedure Order 2015 : Article 24 **CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT**	Town Planning Ref.No. 18/00243/LDCP

Correspondence Address:
Damien Poulter
36 Waterford Green
Welwyn Garden City
AL7 2LE
United Kingdom

Applicant:
Mr Iain MacRae

Date of Receipt of Application: 24.01.2018

Site: **18 Lancaster Road, Hitchin, Hertfordshire, SG5 1PE,**

Description of development: Rear dormer windows to facilitate loft conversion and insertion of two roof lights to front elevation

The North Hertfordshire District Council, in pursuance of their powers under the above-mentioned Act and the associated Orders and Regulations, hereby CERTIFY that on the date of receipt of the application the matter described above in respect of the afore-mentioned land and edged in red on the plan attached hereto, would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

The reason for this determination is as follows :-

The insertion of a rear dormer window and two rooflights to front elevation to facilitate loft conversion would constitute development under Section 55 of the Town and Country Planning Act 1990 and by virtue of Section 57 of the Act requires planning permission. However, the proposed development would benefit from the general planning permission granted by Article 3 of the Town and Country Planning

(General Permitted Development) Order 2015, since it meets the limitations and conditions of Part 1, Classes B and C of Schedule 2 of that Order.

Signed:



Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Simon Ellis
Development & Conservation Manager

Date: 19 March 2018

NOTES

1. The 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 matter specified taking place on the land described 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 matter described and to the land specified and identified on the attached plan. Any matter which is/are materially different from that/those described or which relate(s) 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 is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.