

	NORTH HERTS 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. 21/03017/LDCP
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Correspondence Address:

Rebecca Lord Planning
44 Barton Drive
Hamble le Rice
Southampton
SO31 4RE

Applicant:

Mr & Mrs Dingemans

Date of Receipt of Application: 25.10.2021

Site: **Wood Barn, Southern Green, Rushden, Buntingford, Hertfordshire, SG9 0SS,**

Description of development: The provision of a twin unit mobile home (not operational development) within the garden of the lawful dwelling house for use as additional accommodation by a family member as part of one household (not a material change of use).

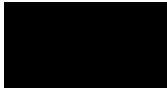
The North Herts Council, in pursuance of their powers under the above-mentioned Act and the associated Orders and Regulations, hereby CERTIFY that on the date of receipt of the application the matter described above in respect of the afore-mentioned land and edged in red on the plan would have been lawful 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 siting of the mobile home would meet the requirements of Section 29 of the Caravan Sites Act 1968 as amended 2006 and the definition of the Caravan Act 1960. Moreover, the proposal would not involve a material change of use of land.

The siting of the proposed structure would therefore not comprise development requiring planning permission under section 55 of the Town and Country Planning Act (1990).

Signed:



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

Simon Ellis
Development & Conservation Manager

Date: 13 December 2021

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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.

Cadent Gas Informative:

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com. Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.