	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. 18/00367/LDCP

Correspondence Address:
Mr Neil Hansford
4 Norman Road
Barton-Le-Clay
MK45 4QD

Applicant:
Mr & Mrs Huggins

Date of Receipt of Application: 06.02.2018

Site: **9 Pirton Road, Holwell, Hitchin, Hertfordshire, SG5 3SR,**

Description of development: Insertion of rear dormer window and two front velux windows to facilitate loft conversion. Front entrance porch.

PARTICULARS OF DECISION
In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council has made a **SPLIT DECISION** for the development proposed by you in your application received with sufficient particulars on 6 February 2018.

1. 1. Development A - Insertion of rear dormer window and two front velux windows:

A Certificate of Lawfulness (proposed) for the rear dormer window and front rooflights can be issued on the basis that they would constitute permitted development by virtue of

Class B and Class C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

2. 2. Development B - Front Porch Extension:

A Certificate of Lawfulness (proposed) cannot be issued for the front porch extension on the basis that the development would fail to constitute permitted development by virtue of Class D, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Signed:



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

Simon Ellis
Development & Conservation Manager

Date: 22 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 use*/operations*/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.