



East Herts Council
Wallfields,
Pegs Lane
Hertford, Herts
SG13 8EQ

Tel: 01279 655261

Application Ref: 3/17/1338/CLP

Mrs Rebecca Lord
Rebecca Lord Planning
Delfryn
Portesbery Road
Camberley
GU15 3TD

**Town & Country Planning Act 1990: Lawful Development Certificate - Sections 191 and 192
(as amended)**

Certificate of Lawful Use or Development

**Certificate of Lawfulness for the proposed siting of mobile home in the garden of a C3 dwelling house to provide additional accommodation for occupation by a family member, and the construction of a hardstanding.
1 Station Hill Westmill Buntingford Hertfordshire SG9 9NG**

East Hertfordshire District Council hereby certify that on 7th June 2017 the ~~use*/operations*/matter*~~ described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged ~~*/hatched*/coloured~~ 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(s):

1. In accordance with Planning Statement and plan references Location Plan, RL/123/1, PLAN 01, PLAN 02, PLAN 03, PLAN 04, PLAN 05 received on 7th June 2017 the proposal would meet the definition of a caravan as defined by the Caravan Sites and Control of Development Act 1960 as amended by Section 13 of the Caravan Sites Act 1968, the use of which would be incidental to the residential use of the planning unit and would not constitute operational development. The proposal would not therefore amount to development as defined in Section 55 of the Town and Country Planning Act 1990 (as amended). The proposed hardstanding would comply with the provisions of Schedule 2, Part 1, Class F of the 2015 General Permitted Development Order (as amended), and planning permission is therefore deemed to be granted.

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water Interest) etc. Neither does this permission negate or override any private covenants which may affect the land.

This Decision Relates to Plan Numbers:

(Location Plan)
RL/123/1 (Site plan)

PLAN 01 (Elevations - Proposed)
PLAN 02 (Elevations - Proposed)
PLAN 03 (Elevations - Proposed)
PLAN 04 (Elevations - Proposed)
PLAN 05 (Floor Plans - Proposed)

Kevin Steptoe
Head of Planning and Building Control

Dated: 1st August 2017

Signed: 
Andrew Hunter



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SG13 8EQ

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3/17/1338/CLP

First Schedule

Certificate of Lawfulness for the proposed siting of mobile home in the garden of a C3 dwelling house to provide additional accommodation for occupation by a family member, and the construction of a hardstanding.

Second Schedule

1 Station Hill Westmill Buntingford Hertfordshire SG9 9NG

Notes

*delete where appropriate

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 ~~use~~*/operations*/~~matter~~* specified in the First 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 applied only to the extent of the ~~use~~*/operation*/~~matter~~* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any ~~use~~*/operations*/~~matter~~* 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 is only conclusively presumed where there has been no material change, before the use is instituted or the operation begun, in any of the matters relevant to determining such lawfulness.

See Attached Notes

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under Section 78 of the Town and Country Planning Act 1990, or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- If this is a decision to refuse to planning permission for a Householder application and you wish to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.
- If you want to appeal against your Local Planning Authority's decision for any other type of application then you must do so within six months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0303 444 5000) or online at www.gov.uk/government/organisations/planning-inspectorate.
- The Secretary of State can allow a longer period of giving notice of an appeal, but he will not be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to any provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals under the Control of Advertisement Regulations

The same provision relating to rights of appeal against the Local Planning Authority's decision applies to advertisements with the following differences:

- Notice of appeal must be given in writing to the Secretary of State within 8 weeks from the date of this notice.
- The notice of appeal must be accompanied by a copy of the following documents:
 - (a) The application forms
 - (b) All relevant plans and particulars
 - (c) This notice of decision
 - (d) All other relevant correspondence with the Authority

The Secretary of State may require a statement of additional matters from either the applicant or the Local Planning Authority, and may with the agreement of both the applicant and the authority determine the appeal without affording an opportunity to appear before an Inspector.

Purchase Notices

- If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Section 169 and related provisions of the Town and Country Planning Act 1971.



East Herts Council
Wallfields,
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Application Ref: 3/17/2343/CLP

Mrs Rebecca Lord
Rebecca Lord Planning
Delfryn
Portesbery Road
Camberley
GU15 3TD

**Town & Country Planning Act 1990: Lawful Development Certificate - Sections 191 and 192
(as amended)**

Certificate of Lawful Use or Development

The construction of a concrete hardstanding measuring 11m x 5.45 m. to a depth of 10cm and not exceeding 30cm in height from existing ground level, for the siting of a mobile home to provide additional accommodation for the existing C3 residential use. This operational development will benefit from deemed consent pursuant to Class F, Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995.

The Thatched Cottage Conduit Lane Great Hornead Buntingford Hertfordshire SG9 0NU

East Hertfordshire District Council hereby certify that on 5th October 2017 the ~~use~~*/operations*/~~matter~~* described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged ~~/hatched~~*/coloured 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(s):

1. The provision of a mobile home which meets the definition of a caravan as defined by the Caravan Sites and Control of Development Act 1960 as amended by Section 13 of the Caravan Sites Act 1968 which is in the location shown on drawing number 21779/04 and which is used for purposes ancillary to the main dwelling, The Thatched Cottage, would not amount to development as defined in Section 55 of the Town and Country Planning Act 1990 (as amended).
2. The proposed hardstanding would comply with the provisions of Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and planning permission is therefore deemed to be granted

This Decision Relates to Plan Numbers:

21779/04 A (Block Plan)
21779/02 (Floor/Elevation - Proposed)
21779/03 (Location Plan)

Kevin Steptoe

Dated: 4th January 2018

Head of Planning and Building Control

Signed: 
Ellis Edmonds



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Wallfields,
Pegs Lane
Hertford, Herts
SG13 8EQ

Tel: 01279 655261

3/17/2343/CLP

First Schedule

The construction of a concrete hardstanding measuring 11m x 5.45 m. to a depth of 10cm and not exceeding 30cm in height from existing ground level, for the siting of a mobile home to provide additional accommodation for the existing C3 residential use. This operational development will benefit from deemed consent pursuant to Class F, Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995.

Second Schedule

The Thatched Cottage Conduit Lane Great Hornead Buntingford Hertfordshire

Notes

*delete where appropriate

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 ~~use~~*/operations*/~~matter~~* specified in the First 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.
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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 operation begun, in any of the matters relevant to determining such lawfulness.

See Attached Notes

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PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

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- If this is a decision to refuse to planning permission for a Householder application and you wish to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.
- If you want to appeal against your Local Planning Authority's decision for any other type of application then you must do so within six months of the date of this notice.
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- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Section 169 and related provisions of the Town and Country Planning Act 1971.



East Herts Council
Wallfields,
Pegs Lane
Hertford, Herts
SG13 8EQ

Tel: 01279 655261

Application Ref: 3/20/0412/CLUP

Mr Oliver Wright
Annexe Planning
20 Dancers Hill
GLOUCESTER
GL4 5TY

**Town & Country Planning Act 1990: Lawful Development Certificate - Sections 191 and 192
(as amended)**

Certificate of Lawful Use or Development

**Use of the land in rear garden for siting 1 mobile home, for use ancillary to the main dwelling,
17 Redan Road Ware Hertfordshire SG12 7NJ**

East Hertfordshire District Council hereby certify that on 25th February 2020 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and outlined 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(s):

1. The provision of a mobile home which meets the definition of a caravan as defined by the Caravan Sites and Control of Development Act 1960 as amended by Section 13 of the Caravan Sites Act 1968 which is in the location shown on drawing number 1846.3 and which is used for purposes ancillary to the main dwelling, 17 Redan Road would not amount to development as defined in Section 55 of the Town and Country Planning Act 1990 (as amended).

This Decision Relates to Plan Numbers:

1846.3 (Floor/Elevation - Proposed)

Notes:

1. Your proposed works may require building control approval. Please contact Hertfordshire Building Control Ltd who will help you through the process. Please contact them on 0208 207 7456 or email buildingcontrol@hertfordshirebc.co.uk.
2. East Herts District Council would like to know what you think about our Planning Service process. We would be very grateful if you could complete the survey, by using this link <https://www.surveymonkey.co.uk/r/FQMRJR9>. There are only four questions to answer, so it will take no time at all. We want to improve our customer experience, so please take the time to let us know what you think.

Dated: 23rd April 2020

On Behalf Of Development Management

Signed: 
Lucy Pateman

First Schedule

Use of the land in rear garden for siting 1 mobile home, for use ancillary to the main dwelling,

Second Schedule

17 Redan Road Ware Hertfordshire SG12 7NJ

Notes

*delete where appropriate

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