



HERTSMERE BOROUGH COUNCIL

Civic Offices, Elstree Way
Borehamwood
Herts WD6 1WA
Tel: 020 8207 2277
DX45602 Borehamwood
www.hertsmere.gov.uk

Planning, Transport and Building Control

Mr and Mrs R. Hood
23 Greenside
Borehamwood
Herts
WD6 4JA

Your ref:
Our ref: MJ /24556
Direct line: 020 8207 7517
Ext: 5655
Email: chris.lewcock@hertsmere.gov.uk
Fax: 020 8207 7444
Date: 09 February 2005

Dear Mr. and Mrs. Hood,

Conversion of a garage into a habitable room 23 Greenside, Borehamwood

Thank you for your letter, received at this office on 2nd February 2005 with regard to the above address and subsequent phone call today.

I have discussed this matter with my colleague, Mr. Joyce and have checked the planning records. It would appear that, unusually, no condition was imposed on the planning permission granted for the development of the estate in which you reside which would have require planning permission for this garage conversion. Therefore it is the case that planning permission is not required for this proposed operation.

However, I must advise you that any changes to the external alteration of the premises which would extend beyond the existing front wall (a bay window for instance) would require express planning permission.

This letter deals with planning matters only. Other consents may be required. In particular approval may be required under the Building Regulations. You are therefore advised to make separate inquiries of the Council's Building Control Unit.


I would advise that this is an informal officer opinion only, based on the information you have supplied. Should you wish a formal determination of this matter then it will be necessary to submit an application for a "Certificate of Lawful Development" for which a fee is payable. Application forms are available from this Council.

I hope this clarifies matters. If however, you require further information, please do not hesitate to contact me.

Yours Sincerely,

Mr C Lewcock
Team Leader
Elstree Potters Bar Area Team

Planning, Transport & Building Control

Owner/Occupier 23 GREENSIDE, BOREHAMWOOD, WD6 4JA		Completion Certificate The Building Act 1984 The Building Regulations 2000 (as amended)
BUILDING CONTROL		PLAN NUMBER BN 05 / 0141

1 Details of work

Conversion of garage to a habitable room

2 Location of building to which work relates

23 GREENSIDE, BOREHAMWOOD, WD6 4JA

3 Deposit of particulars

A Building Notice application was deposited under the Building Regulations made under Section 1(3) of the Building Act 1984 on: 16 February 2005

4 Completion date

Date of completion inspection : 03 June 2005

5 Compliance with the Building Regulations

It is hereby certified that the building works described above have been inspected and so far as the authority has been able to ascertain the requirements of the Building Regulations are satisfied, with the exception of Part P (Electrical Safety)

Separate permission may be required for Part P (Electrical Safety) and under the Town and Country Planning Acts.

6 Authority

This certificate has been authorised by :



PAUL GATHERN
Deputy Head of Planning, Transport & Building Control

Date: 06 June 2005

Note this certificate relates only to the work described above. This certificate does not relate to any work carried out to which the Regulations did not apply on this occasion, for example to the existing building not affected by any extension work or the work of repair or the replacement to fittings, etc.