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**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AND 192  
(as amended by Section 10 of the Planning Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
ORDER 2015**

Reference No: 07/18/0736/LDC

Mr B Spencer  
c/o Agent  
Hertfordshire Planning Service  
Westgate House  
37-41 Castle Street  
Hertford  
SG14 1HH

**Description of Development:** Certificate of lawfulness for existing residential caravan, storage caravan, wooden storage building and 5 No. storage sheds.

**Location of Development:** Oakdene St James Road Goffs Oak Hertfordshire EN7 6TR

The Broxbourne Borough Council hereby certify that on 18/07/2018 and received with sufficient particulars on 30/07/2018, the development described in the First Schedule hereto in respect of the land specified in the Second Schedule would have been lawful within the meaning of Section 191/192 of the Town and Country Planning Act 1990 (as amended) for the following reasons(s):-

The retention of the existing residential caravan, storage caravan, wooden storage building and 5 No. storage sheds are considered to be lawful as there is sufficient evidence to prove, on the balance of probability, that these units have been on Oakdene, and used continuously as ancillary to the residential occupation of the site by the Spencer family for at least 10 years.

**First Schedule**

Certificate of lawfulness for existing residential caravan, storage caravan, wooden storage building and 5 No. storage sheds. as shown on drawing number 2818/1.

**Second Schedule**

Oakdene St James Road Goffs Oak Hertfordshire EN7 6TR

**Signed:**.....

Head of Planning and Development  
DC100100MW

**Dated:** 19 February 2019

**NOTE**

This DOES NOT constitute Building Regulation Approval. If you are unsure whether you should submit a Building Regulation application prior to starting work please contact Building Control on 01992 785566.

**NOTES**

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 development specified in the First Schedule taking place on the land described in the Second 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 applies only to the extent of the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development 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 operations begun, in any of the matters relevant to determining such lawfulness.