



## **TOWN AND COUNTRY PLANNING ACT 1990 (as amended) Town and Country Planning (Development Management Procedure) (England) Order 2015**

Notice of Decision: Reference Number 20/00387/PDC

To:

### **CERTIFICATE OF LAWFUL PROPOSED DEVELOPMENT**

In pursuance of their powers under the above-mentioned Act the Council, as the Local Planning Authority, hereby certify that: **Lawful Development Certificate For Proposed Development: Conversion of existing garage to a habitable room at**

comprising the land edged red on the attached plan would be **LAWFUL** within the meaning of Section 192 of the Town and Country Planning Act 1990 in accordance with your application which was registered on 12 June 2020 for the following reason(s):

- 1 The single storey rear extension satisfies all of the criteria and conditions of Class A of Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is therefore permitted development.

### **INFORMATIVES**

- 1 This Lawful Development Certificate is issued on the basis of the following submitted drawings 0782.P.0101 Rev A (existing and proposed floor plans) and 0782.P.0102 (existing and proposed elevations), 1:1250 Site Location Plan and 1:500 Block Plan.
- 2 **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

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John Thorne  
Corporate Planning Manager

Date 16/07/2020  
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N.B. Please read the Notes at the end of the Notice

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure)**  
**(England) Order 2010**

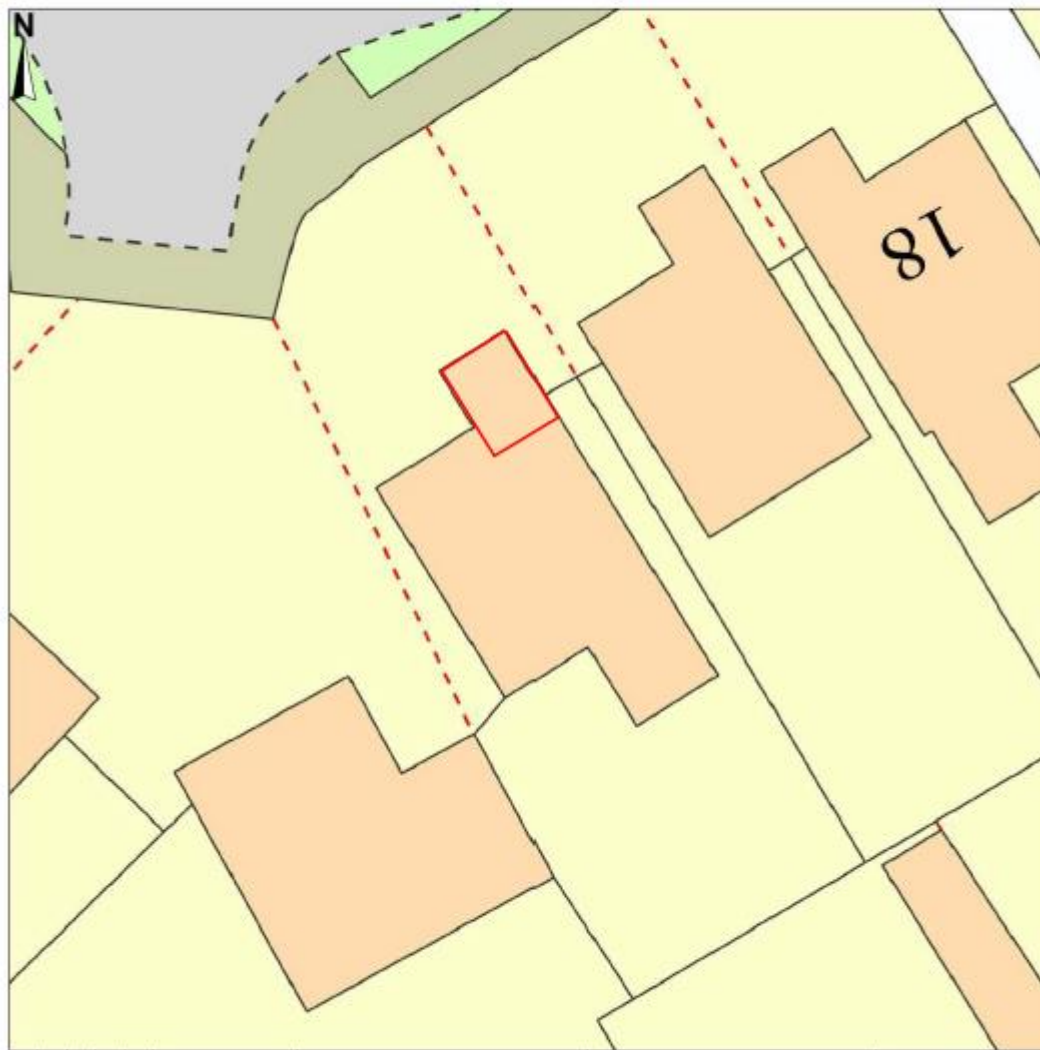
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**NOTES**

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 matters specified in certificate taking place on the land identified on the attached plan 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 in the certificate and relates only to the land identified on the attached plan. Any operations that are materially different from those described or which relate 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.

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John Thorne  
Corporate Planning Manager

Date 16/07/2020  
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