



Mr Mirams
Studio Charrette
50 Grosvenor Hill
London
W1K 3QT

**Town and Country Planning Act 1990 (as amended): Section 192:
Town and Country Planning (Development Management Procedure) (England)
Order 2015: Article 39**

Approval of Certificate of Lawfulness of proposed development: 22/P/01299

Date of Decision: 31/08/2022

Proposal: Certificate of Lawfulness for a proposed development to establish whether a loft conversion with side dormer would be lawful.

Guildford Borough Council hereby certify that on 25/07/2022 the use or operations described in the First Schedule to this certificate, in respect of the land specified in the Second Schedule to this certificate and edged in black on the plan attached to this certificate, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):-

The proposed loft conversion with side dormer falls within planning permission granted by Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

The proposed rooflight falls within planning permission granted by Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

First schedule:

Certificate of Lawfulness for a proposed development to establish whether a loft conversion with side dormer would be lawful.

Second Schedule:

Informatives:

1. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk
2. This decision relates expressly to drawing(s)
_PROPOSEDBLOCKPLAN_06.07.2022_V2,
_ELEVATIONS_V2,
_EXISTINGBLOCKPLAN_V2,
_EXISTINGPLANS_V2,
_EXISTINGPLANS_V2,
_SITELOCATIONPLAN_V2 and additional information received on 25/07/2022.
3. Desktop
The assessment of this certificate has been made using a desk top study of the information provided with the application and the determination is based on that information provided. If this information is NOT accurate that it could affect the lawfulness or otherwise of the proposals
4. Materials
In accordance with Class B B.2 (a) the Applicant is advised that the development is permitted by Class B subject to the following condition:
(a) the materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

For Your Information

This Certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).

It certifies that the use or operations specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful if implemented on the specified date and, therefore, would not have been liable to enforcement action under section 172 of the 1990 Act (as amended) on that date.

This certificate applies only to the extent of the use or operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use, operations or other matter which is materially different from those described or which relates to other land may render the owner or occupier liable to enforcement action.

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 are begun, in any of the matters relevant to determining such lawfulness.

Please read the Important Notes attached.



Daniel Ledger Interim
Head of Place

Important Notes

The applicant is recommended to retain this decision notice in a safe place or with the title deed of the property.

Building Regulations and other legislation

This permission relates only to planning legislation. It is your responsibility to seek any authorisations required under other legislation.

In particular, Building Regulations approval may be required for this work. For free informal advice please contact our Building Control Service at www.guildford.gov.uk/buildingcontrol or telephone 01483 444545.

Attention is drawn to Section 20 of the Surrey Act 1985 which requires that when a building is erected or extended, proper provision shall be made for the fire brigade to have means of access to the building and any neighbouring building.

Appeals to the Secretary of State

General

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 Secretary of State under section 78 of the Town and Country Planning Act 1990 (as amended).

You, or an agent acting on your behalf, can appeal if you were the person who made the application. Appeals are dealt with by the Planning Inspectorate, an executive agency of the Department for Communities and Local Government. Its primary function is to determine appeals on behalf of the Secretary of State.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

Certificate of Lawful Use or Development

Under section 195 of the Town and Country Planning Act 1990 (as amended) if you are aggrieved you may appeal to the Secretary of State against the decision of the local planning authority to refuse your application, or if a decision is not made within a certain period. There is no time limit for making an appeal.

Appeals must be made to the Planning Inspectorate on forms provided by the Inspectorate.