

**TOWN AND COUNTRY PLANNING ACT 1990:sections 191 and 192
Town and Country Planning (Development Management Procedure)
(England) Order 2010: Article 35**Application Ref: **22/01160/CLOPUD**Agent: Mr Mark Mirams
Studio Charrette
50
Grosvenor Hill
London
W1K 3QT

Date Accepted: 25th August 2022

Date of Decision: 13th September 2022

Grant of Certificate of Lawful Proposed Use/Development

Thurrock Council as the Planning Authority, certify that on the date of the application given above, the proposed use/development described in the First Schedule in respect of the land and/or building specified in the Second Schedule, is lawful in the meaning of the Section 191 of the Town and Country Planning Act 1990 (as amended) as applied by section 192(2) of the act, for the following reason(s):

1. The proposed garage conversion is considered to constitute Permitted Development as it meets the relevant criteria of Class A, Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**First Schedule:- Convert attached garage into room
As detailed in the approved plans listed below:**

Plan Reference	Plan Type	Plan Date
P1	Location Plan	23rd August 2022
P2	Existing and Proposed Plans	23rd August 2022
P3	Existing and Proposed Plans	23rd August 2022
P4	Existing and Proposed Plans	23rd August 2022
P5	Existing and Proposed Plans	23rd August 2022
P6	Existing and Proposed Plans	23rd August 2022

P7	Existing and Proposed Plans	23rd August 2022
P8	Existing and Proposed Plans	23rd August 2022
P9	Existing and Proposed Plans	23rd August 2022

Second Schedule:- As outlined in red shown in plans listed above:

A handwritten signature in black ink, appearing to be a stylized name or set of initials.

Assistant Director Planning,
Transport And Public Protection

Date: 13th September 2022

Important Information

1. This certificate is issued solely for the purposes of section 191/192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that Convert attached garage into room taking place at 68 Mayflower Close South Ockendon Essex was/were/would have been lawful on 13th September 2022 and, thus, was not/were not/would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to Convert attached garage into room and taking place and identified on the attached plan/s. Any use/operation/matter which is/are materially different from that/those described or which relate/s 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.

BUILDING CONTROL

You have been granted Planning permission for your project, but what next?

You may need to complete your project in line with the Building Regulations. Building control is the process which checks that this is carried out and that your finished project is safe, sound and energy efficient.

Who needs building control and why?

We will work with you to ensure you meet regulations and on completion of works, we will issue a completion certificate which you will need when you come to sell your home. If you are not sure if you need Building Regulations approval then please contact us on the details below.

Website: <https://www.thurrock.gov.uk/buildingcontrol>

E-mail: Building.control@Thurrock.gov.uk

Phone: 01375 652655