

Mr M Mirams  
Studio Charrette  
50 Grosvenor Hill  
London  
W1K 3QT

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT  
TOWN AND COUNTRY PLANNING ACT 1990 SECTION 192  
(AS AMENDED BY SECTION 10  
PLANNING AND COMPENSATION ACT 1991)**

**NOTICE OF CERTIFICATE OF LAWFULNESS FOR PROPOSED  
DEVELOPMENT - PERMITTED**

The Planning Authority hereby certify that on 16 September 2022 the development of land, which was registered on 27 June 2022 as:- Lawful development certificate proposed for the replacement of damaged roof of the existing rear conservatory with a solid roof with two sky lights. The repairing of any damaged existing windows, doors and brickwork.

LAWFUL within the meaning of Section 192 of the Town and Country Planning Act because:-

Having regard to the current status of the land, and the conditions as set out in Class A, it is considered that the works to be undertaken to repair the conservatory and the replacement roof would be permitted development in accordance with the limitations of Class A of Part 1 of Schedule 2, of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

**Building Regulations**

This decision is not an approval under the Building Regulations. It is your responsibility to make any necessary applications. If in doubt, you are advised to contact the Council's Building Control Section [building.control@easthants.gov.uk](mailto:building.control@easthants.gov.uk)



Natalie Meagher  
Director of Regulation and Enforcement  
**Date:** 16 September 2022

## Notes for Approval

- 1 This certificate is issued solely for the purpose of Section 191/192 of the Town and Country Planning Act 1990 (as amended).
- 2 It certifies that the use taking place on the land described was lawful, on the specified date and, thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
- 3 This certificate applies only to the extent of the use described within the following submitted documents:

- Application form
- Planning statement
- CIL form 1
- Location & block plan: P1
- Existing plans: P2
- Proposed plans: P3
- Existing elevations: P4
- Proposed elevations: P5

Any use/operations/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