



**West  
Northamptonshire  
Council**

**West Northamptonshire Council**  
**Economic Growth and Regeneration**  
Daventry Area Office  
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0300 126 7000  
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**APPLICATION NO. WND/2022/0664**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT PROPOSED**

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

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)**  
**(ENGLAND) ORDER 2015: ARTICLE 39**

**DATE APPLICATION VALID 4 August 2022**

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**Name and Address of Agent**  
**Mr M Mirams,**  
**Studio Charrette**  
**50, Grosvenor Hill**  
**London**  
**W1K 3QT**

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**Description of Development**  
**Lawful Development Certificate Proposed for a single storey rear extension.**

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**The West Northamptonshire Council hereby certify that on 4 August 2022 the proposed development, described in the first schedule hereto in the respect of the property specified in the second schedule hereto and edged in red on the plan attached to the certificate, would be lawful within the meaning of the section 192 of the Town and Country Planning Act 1990 (as amended), for the following reasons:**

**REASONS**

**On the basis of the information provided it is considered that the proposed single storey rear extension is permitted development under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).**

*P Seckington*

**Paul Seckington**  
**Head of Development Management and Enforcement**  
**Planning Service**  
**Date of Decision: 15 September 2022**  
**Continuation of Decision Notice**

## **FIRST SCHEDULE**

**Lawful Development Certificate Proposed for a single storey rear extension.**

## **SECOND SCHEDULE**

### **NOTES**

- 1 This Certificate is issued solely for the purposes of Section 192 of the Town & Country Planning Act 1990 (as amended).**
- 2 It certifies that the use/operations specified in the first schedule taking place on the land described in the second schedule would be lawful on the specified date and thus not liable to enforcement action under Section 172 of the 1990 Act on that date.**
- 3 The Certificate applies only to the extent of the use/operations described in the first schedule and to the land specified in the second schedule and identified on the attached plan. Any use/operation which is materially different from that/those described or which are related to other land may render the owner and occupier liable to enforcement action.**
- 4 If the applicant is aggrieved by the decision of the Council to issue this Certificate of Lawfulness of Proposed Development in the terms set out, he may appeal to the Secretary of State under Section 195 of the Town and Country Planning Act 1990 (as amended). Any appeal must be made on a form which is obtainable from the Planning Inspectorate, Tollgate House, Houlton Street, Bristol BS2 9DJ.**

**The Applicant's attention is drawn to the following matters:-**

The attention of the applicant is drawn to the need to ensure that the development is completed in accordance with the approved plans and failure to do so could result in enforcement proceedings.

This permission is under the Town & Country Planning Acts only and if approval under the Building Regulations is necessary no work must be commenced until this further approval has been received. To obtain confirmation of this the applicant is advised to contact Building Control, Tel: 01926 456551.

### **NOTICE TO APPLICANT WHERE PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS**

#### **Appeals to the Secretary of State**

- 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.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:28 days of

the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- In any other case you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.\*
  
- 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.
  
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
  
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
  
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

### **Purchase Notices**

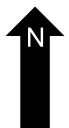
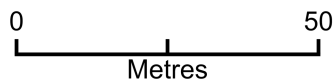
A If either the local authority of the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

B In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V, Chapter 1 of the Town and Country Planning Act 1990.

### **Application for Consent to Display Advertisements**

A Where the local planning authority refuse consent, the applicant may by notice given in writing within eight weeks of receipt of this notice, or such longer period as the Secretary of State may allow, appeal to the Secretary of State for the Environment, in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1989 as modified by Amendment (No. 2) 1990. The Secretary of State is not required to entertain such an appeal if it appears to him having regard to the provisions of the regulations that consent for the display of advertisements in respect of which application was made could not have been granted by the local planning authority.

B A person who displays an advertisement in contravention of the regulations will be liable on summary conviction of a fine of an amount not exceeding level 3 on the standard scale and in the case of a continuing offence to a fine of £40 for each day during which the offence continues after conviction.



Plan Produced for: Site Plan  
 Date Produced: 13 Jun 2022  
 Plan Reference Number: TQRQM22164094151871  
 Scale: 1:1250 @ A4

