



**Town and Country Planning Act 1990 (as amended): Section 191
Town and Country Planning (Development Management Procedure)
(England) Order 2015: Article 39**

Certificate of lawfulness for an existing use or development

Decision: Certificate of Lawfulness be issued

Application No. 20/05077/CE

First Schedule: Application for a Lawful Development Certificate for an existing use or operation - removal of the front garden boundary wall and middle pillar, creation of vehicular access and formation of hard surface.

Second Schedule:

The council hereby certifies that on **26 October 2020** (the date the application was made), the use/operations described above in the First Schedule, in respect of the land specified in the Second Schedule, and in respect of drawings detailed below, was lawful within the meaning of the Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

1. Based upon the information supplied, the existing development would comply with all relevant terms of Part 1, Class F ; Part 2 ,Class B and Part 11, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The development is therefore lawful and it is recommended that a lawful certificate is granted in this instance.
2. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

Site Location Plan, received 26 October 2020
Existing Block Plan, received 26 October 2020
Existing Front Garden Layout, received 26 October 2020
Proposed Front Garden Layout, received 26 October 2020
Supporting Statement/Appl. cover Letter dated 25.10.20 by Agent, received 26 October 2020
Materials Specifications List, received 26 October 2020

Date of Notice: 23.11.20

Advices

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations specified in the First Schedule taking place of the land described in the Second Schedule 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/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 described or which relates 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 operation begun, in any of the matters relevant to determining such lawfulness.