



**Telephone:** 01733 453410 (open 9am - 1pm)  
**Email:** [planningcontrol@peterborough.gov.uk](mailto:planningcontrol@peterborough.gov.uk)  
**Case Officer:** Ms Alex Wood-Davis  
**Our Ref:** 21/00731/CLP  
**Your Ref:** Barry Wales

**Planning Services**  
Sand Martin House  
Bittern Way  
Fletton Quays  
Peterborough  
PE2 8TY

Miss Sharon-lee Bow  
Studio Charrette  
The Clubhouse  
50 Grosvenor Hill  
London  
W1K 3QT

01733 747474

15 July 2021

Dear Miss Bow

**Application for Certificate of Lawfulness (Proposed)**

Proposal: Conversion of existing garage to outbuilding - removal of garage door to be bricked up and installation of UPVC windows and doors and increase of roof height to no more than 2.5m

Site address:

Your client:

Further in this matter please find enclosed your client's Lawful development certificate for the above proposed development. Please ensure that work is carried out in line with the details referred to on the certificate, including the drawings referenced. This will avoid the need for any enforcement action or additional applications for planning permission.

**Your feedback on our service is welcomed**

We are interested in finding out what you thought of our service and how we might make it better. To give us feedback please go to <http://consult.peterborough.gov.uk/portal/pssc>.

Yours sincerely

Nicholas Harding  
Head of Planning

Planning Services  
Sand Martin House  
Bittern Way  
Fletton Quays  
Peterborough  
PE2 8TY

01733 747474

15 July 2021

## **CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

# **LAWFUL**

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) Order 2015, Article 35

Reference: **21/00731/CLP**  
Alternative Ref: **PP-09829577**  
Decision Date: **15 July 2021**

**Applicant**        **Wales**  
**Date Received**    **11 May 2021**

### **First Schedule**

Conversion of existing garage to outbuilding - removal of garage door to be bricked up and installation of UPVC windows and doors and increase of roof height to no more than 2.5m

### **Second Schedule**

57 Paulsgrove Orton Wistow Peterborough PE2 6YF  
(as shown edged red on the plan attached to this Certificate)

The Peterborough City Council **CERTIFIES** that on 11 May 2021 the following use or development was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).


<b>Title</b>	<b>Reference – Drawing No.</b>	<b>Version No.</b>	<b>Dated</b>
DC Plans - Proposed drawings	Proposed Plans and Elevations 117-PL-EXT-01-B		11.05.2021
Site plan	Location Plan		11.05.2021
Existing plans	Existing Plans and Elevations 117-PL-EXT-00-B		11.05.2021

**Reason for issuing this Certificate is as follows:**

**Having considered the information supplied, I am of the opinion that the proposed development may be regarded as Permitted Development under the General Permitted Development Order.**

The notes on the following sheet should be read in conjunction with this Certificate.

Authorised by:

A handwritten signature in black ink, appearing to read 'N. Harding', with a large, sweeping flourish at the end.

Nicholas Harding  
Head of Planning

Date the decision was made: 15 July 2021

## **The following notes should be read in conjunction with certificate:**

### **General Notes**

- 1 This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
- 2 It certifies that the Use or Development specified in the details was lawful on the specified date and was not liable to enforcement action under Section 172 of the 1990 Act on that date.
- 3 This certificate only applies to the use or development and the location specified and as identified on the attached plan. Any use or development which is materially different from the specified details or which relates to other land may render the owner or occupier liable to enforcement action.
- 4 The effect of the certificate is 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.

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

- 1 The applicant has a right to appeal to the Secretary of State against any conditions of this planning permission, under Section 78 of the Town & Country Planning Act 1990.
- 2 If 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.
- 3 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.
- 4 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.
- 5 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.
- 6 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

### **Third Party Rights to challenge a planning decision**

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision.

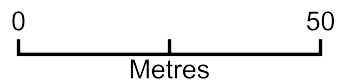
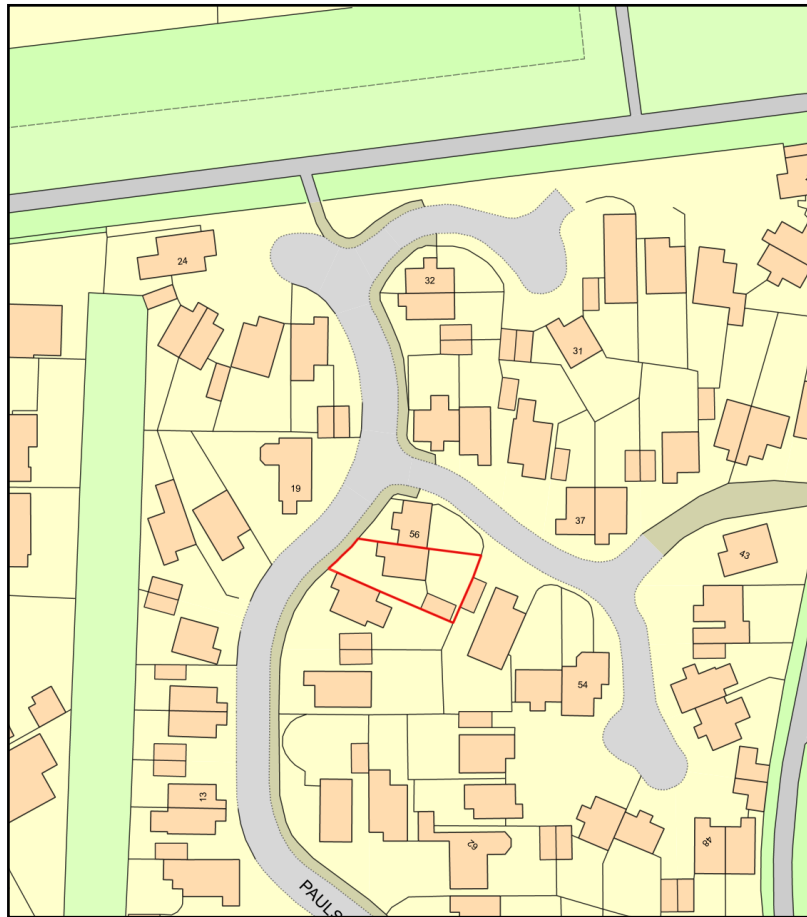
Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review.

A 'claim for judicial review' includes a claim to review the lawfulness of a decision, action or failure to act in relation to the exercise of a public function, in this case, a planning decision. The court's permission to proceed is required in a claim for Judicial Review. A claim for Judicial Review is dealt with by the Administrative Court and if leave to judicially review a planning decision is

granted, the Judicial Review will be decided by a judge at the High Court.

An application to Judicial Review a decision must be made within **6 weeks** of the decision about which you have a grievance being made. For further information on judicial review and the contact details for the Administrative Courts, please go to <http://www.justice.gov.uk/>

# Location Plan



Plan Produced for: Barry Wales  
Date Produced: 11 May 2021  
Plan Reference Number: TQRQM21131131841352  
Scale: 1:1250 @ A4