

# CERTIFICATE GRANTED



Mr Volley  
The Clubhouse  
50 Grosvenor Hill  
London  
W1K3QT  
United Kingdom

Please reply to: Allison Russell  
Email: Development.control@enfield.gov.uk  
My ref: 21/02059/CEA  
Date: 16 July 2021

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

SECTION 192 (as amended by Section 10 of the Planning & Compensation Act 1991)  
Town and Country Planning (Development Management Procedure) (England) Order 2015: article 39

**1<sup>st</sup> Schedule PROPOSAL:** Conversion of garage into habitable room and insertion of replacement front window and door.  
**2<sup>nd</sup> Schedule LOCATION:**

**ENFIELD COUNCIL**, hereby certify that on, 26th May 2021 the use/operations/matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and coloured red on the plan attached to this certificate, **WOULD BE LAWFUL** if instituted or begun at the time of the application, within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1 The proposed conversion of garage into habitable room and insertion of replacement front window and door constitutes Permitted Development under Article 3 and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

**Dated: 16 July 2021**

Authorised on behalf of:

Mr A Higham  
Head of Development Management  
Development Management,  
London Borough Enfield,  
PO Box 53, Civic Centre,  
Silver Street, Enfield,  
Middlesex, EN1 3XE

**IMPORTANT** – Enfield residents should register for an online Enfield Connected account. Enfield Connected puts many Council services in one place, speeds up your payments and saves you time – to set up your account today go to [www.enfield.gov.uk/connected](http://www.enfield.gov.uk/connected)

Sarah Cary  
Executive Director Place  
Enfield Council  
Civic Centre, Silver Street  
Enfield EN1 3XY  
[www.enfield.gov.uk](http://www.enfield.gov.uk)

If you need this document in another language or format contact the service using the details above.

If you have any questions about this decision, please contact the planning officer  
allison.russell@enfield.gov.uk.

**List of plans and documents referred to in this Notice:**

<b>Title/Number</b>	<b>Version</b>	<b>TYPE</b>
Existing Master Plan (Location Plan)		Drawing
Proposed South,North,East,West Elevations		Drawing
Proposed Ground, First Floor And Roof Plan		Drawing

**Additional Information**

1 This is a determination based on the plans submitted as to whether or not planning permission is required. It is based on the use of the property remaining in use solely as a single dwelling house. The internal links between the converted garage and original living quarters must remain. The property must not be subdivided to create two separate residential units without planning permission. This is not a grant of planning permission. If the measurements indicated on the submitted plans are exceeded during construction, or the use of the property differs from that stated on the application form and shown on plans, this certificate would no longer be valid.

**Notes:**

**THIS DECISION IN NO WAY AFFECTS ANY LIABILITY YOU MAY HAVE TO OBTAIN APPROVAL OF YOUR PROPOSAL UNDER THE BUILDING REGULATIONS BEFORE ANY WORK ON SITE IS COMMENCED.**

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/operations/matter specified in the First Schedule if to take place on the land described in the Second Schedule would be lawful on the specified date, and thus would not be 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/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter 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 operations begun, in any of the matters relevant to determining such lawfulness.
5. In the case of new building works, this decision is issued on the understanding that no part of the building works, including gutters and footings, encroaches beyond the curtilage of the application premises.
6. This decision does not convey any approval or consent under the **Building Regulations** which may be required before starting the development hereby granted permission. Advice on whether an application under the Building Regulations is required is available from the Council's Building Control Service on our website at [www.enfield.gov.uk](http://www.enfield.gov.uk) or by contacting Building Control by email at [building.control@enfield.gov.uk](mailto:building.control@enfield.gov.uk).