
Lawful Development Certificate

APPEAL REF. APP/C5690/X/16/3155422

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

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2010: ARTICLE 35

IT IS HEREBY CERTIFIED that on 25 November 2015 the operation described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and identified on the plan attached to this certificate would have been lawful within the meaning of section 191(2) of the Town and Country Planning Act 1990 as amended, for the following reason:

The proposed operation would have constituted permitted development within the terms of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 subject to compliance with all the conditions set out in paragraph A.3 of that Class.

Andrew Dale

INSPECTOR

Date: 29 March 2017

First Schedule

Rear extension to existing detached dwelling house in accordance with the following drawings: 1167/EX-01, 1167/EX-02, 1167/EX-03, 1167/PR-01 Revision A and 1167/PR-02 Revision A and in accordance with all the conditions set out in paragraph A.3 of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Second Schedule

Land at 45 Ringmore Rise, London SE23 3DE.

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 operation described in the First Schedule taking place on the land specified in the Second Schedule would have been lawful, on the certified date and, thus, would not have been liable to enforcement action, under section 172 of the 1990 Act, on that date.
3. This certificate applies only to the extent of the operation described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation which is materially different from that described, or which relates to any other land, may result in a breach of planning control which is liable to enforcement action by the local planning authority.
4. The effect of the certificate is subject to the provisions in section 192(4) of the 1990 Act, as amended, which state that the lawfulness of a specified 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 which were relevant to the decision about lawfulness.

Plan

This is the plan referred to in the Lawful Development Certificate dated: 29 March 2017

by Andrew Dale BA (Hons) MA MRTPI

Land at: 45 Ringmore Rise, London SE23 3DE

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Scale: Do not scale

