



Lawful Development Certificate

APPEAL REFERENCE APP/A2280/X/18/3203227

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015: ARTICLE 39 & SCHEDULE 8

IT IS CERTIFIED that on 2 March 2018 the use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and shown edged and hatched in black 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, for the following reason:

The use did not involve development requiring planning permission because it was not a material change of use within the meaning of section 55 of the Act.

D.A.Hainsworth

INSPECTOR

Dated: 19 February 2019

First Schedule

The conversion of the attached garage at the side of the house into a small commercial bakery to be used solely by the occupiers of the house. The appearance from the outside will not change, only the interior. The occupiers of the house will work in the bakery as and when there are orders to fulfil. The occupiers of the house will offer to residents in the locality a bread subscription service and a buffet and afternoon tea delivery service. No extra traffic will visit the house. The intention is to make the bakery a valued business within the parish. Small-scale machinery will be installed but noise and smell will be kept to a minimum.

Second Schedule

Attached garage at 1 William Road, Cuxton, Rochester ME2 1DL

Notes

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990.
 2. It certifies that the use described in the First Schedule taking place on the land specified in the Second Schedule would have been lawful on the specified date and, therefore, would not have been liable to enforcement action under Part VII of the Act on that date.
 3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use that 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 qualified by section 192(4) of the Act, which states that the lawfulness of the use is only conclusively presumed where there has been no material change, before the use is instituted, in any of the matters relevant to determining such lawfulness.
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