
Lawful Development Certificate

APPEAL REF. APP/U5930/X/18/3219387

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 2015: ARTICLE 39

IT IS HEREBY CERTIFIED that on 29 August 2018 the operations described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged with red lines on the plan attached to this certificate would have been lawful within the meaning of section 191 of the Town and Country Planning Act 1990 as amended, for the following reason:

The proposed operations would constitute permitted development within the terms of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended for which planning permission is granted by Article 3(1) of that Order.

Andrew Dale

INSPECTOR

Date: 19 August 2019

First Schedule

Erection of single storey side extension. Demolition of existing garage in accordance with drawings numbered ZAAVIA/124MA/301, ZAAVIA/124MA/302, ZAAVIA/124MA/303, ZAAVIA/124MA/304, ZAAVIA/124MA/305 (all ISSUE A) and Location Plan, as submitted with application ref. 183000 dated 29 August 2018.

Second Schedule

Land at 124 Marmion Avenue, Chingford, London E4 8EH.

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 operations 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 operations 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: 19 August 2019

by **Andrew Dale BA (Hons) MA MRTPI**

Land at: 124 Marmion Avenue, Chingford, London E4 8EH

Appeal Ref. APP/U5930/X/18/3219387

Scale: Do not scale

