

Lawful Development Certificate

APPEAL REFERENCE APP/W5780/X/19/3230365
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 26 November 2018 the operations 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 operations were permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015, Article 3(1) and Schedule 2, Part 1, Classes B and C, subject to the conditions set out in B.2 and C.2.

D.A.Hainsworth

INSPECTOR

Dated: 6th December 2019

First Schedule

Loft conversion with rear dormer, hip-to-gable roof alteration incorporating Juliet balcony, two front roof lights and new window to gable end, as shown on Drawings Numbers AL_18_41GROSVENOR_01 Rev B and AL_18_41GROSVENOR_02 Rev B.

Second Schedule

41 Grosvenor Gardens, Woodford Green IG8 0BE

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 operations 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 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 operations that are materially different from those described or which relate to any 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 operations is only conclusively presumed where there has been no material change, before the operations are begun, in any of the matters relevant to determining such lawfulness.