
Lawful Development Certificate

APPEAL REF. APP/R5510/X/19/3228931

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 19 February 2019 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 E of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Andrew Dale

INSPECTOR

Date: 13th January 2020

First Schedule

Proposed outbuilding to be used for garden storage and gymnasium/games room in accordance with the drawings numbered 3000/LFT-01/SP and 3000/OUT-02/SP submitted with the application ref. 67415/APP/2019/607 dated 19 February 2019.

Second Schedule

Land at 37 Moray Avenue, Hayes UB3 2AX.

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: 13th January 2020

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

Land at: 37 Moray Avenue, Hayes UB3 2AX

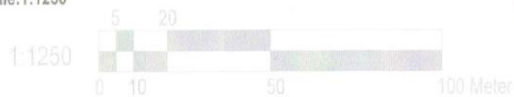
Appeal Ref. APP/R5510/X/19/3228931

Scale: Do not scale



Location Plan

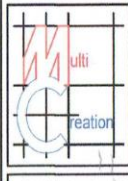
Scale: 1:1250



Block Plan

Scale: 1:500



	Project	Title	Scale: 1:1250/500 @ A3
	37 Moray Avenue Hayes UB3 2AX	Location plan Block plan	Date: Aug 2018
			Drawing No.: 3000/LFT-01/SP
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			