

Certificate of Lawful Use

APPEAL REFERENCE APP/J3015/X/23/3330869
TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191

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

IT IS CERTIFIED that on 19 November 2022 the use described in the First Schedule to this certificate in respect of the land and buildings specified in the Second Schedule to this certificate and shown edged with the thick black line on the plan attached to this certificate was lawful within the meaning of section 191(2) of the Town and Country Planning Act 1990, for the following reason:

No enforcement action could then be taken in respect of the use and it did not constitute a contravention of any of the requirements of any enforcement notice then in force.

D.A.Hainsworth

INSPECTOR

Dated: 16th December 2024

First Schedule

The mixed use of the land and buildings:

1. as a residential dwelling within Class C3(a) of Part C of Schedule 1 to the Town and Country Planning (Use Classes) Order 1987 taking place in the area marked "Residential Dwelling" and "Residential Use" on the plan, and
2. as a builder's yard taking place within the area marked "Builder's Yard Use" and "Secure Compound" on the plan, and
3. for the parking of commercial vehicles in the area marked "Area of Site used for Commercial HGV and other vehicle storage" on the plan, but limited to the parking of commercial vehicles requiring access to the builder's yard.

Second Schedule

Land and buildings at Ropewalk Farm, Anchor Road, Eastwood, Nottingham NG16 3RU

Notes

1. This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990.
2. It certifies that the mixed use described in the First Schedule taking place on the land and buildings specified in the Second Schedule was lawful on the specified date and, therefore, was not liable to enforcement action under Part VII of the 1990 Act on that date.
3. This certificate applies only to the extent of the use described in the First Schedule and to the land and buildings specified in the Second Schedule and identified on the attached plan. Any use that is materially different from that described or which relates to any other land or buildings may render the owner or occupier liable to enforcement action.