



Certificate of Lawful Development

APPEAL REFERENCE APP/M1005/X/23/3334222

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 22 August 2023 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 be lawful within the meaning of section 192 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, Class E.

D.A.Hainsworth

INSPECTOR

Dated: **11 April 2025**

First Schedule

Garden improvements including new patio areas, pathways, pool, sauna and pergola

Second Schedule

The Gables, 94 Church Road, Quarndon, Derby DE22 5JA

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 be 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 other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also 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.