



TENDRING DISTRICT COUNCIL

Planning Services

Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex CO16 9AJ

AGENT: Mr Mike Otter - GPO Designs Ltd.
8 Willow Grove
South Woodham Ferrers
Chelmsford
CM3 8RA

APPLICANT: Mr Brian Thomas
Cherries
The Street
Ramsey
Harwich
Essex
CO12 5HW

CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 192

APPLICATION NO: 19/01423/LUPROP **DATE REGISTERED:** 23rd September 2019

The Tendring District Council certify that on 23rd September 2019 the use described in the First Schedule in respect of the land specified in the Second Schedule and edged RED on the plan attached to this certificate, would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1 In regards to the siting of a caravan, under section 55(2)(d) of the 1990 Act, use of any buildings or other land within the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house as such, does not involve development for the purposes of the Act.

2 The proposed replacement of the existing garden gates constitutes Permitted Development by virtue of the provisions of Schedule 2, Part 2 Classes A of the Town & Country planning (General Permitted Development) (England) Order 2015 (as amended).

DATED: 18th November 2019

SIGNED:

Catherine Bicknell
Head of Planning

FIRST SCHEDULE

Proposed siting of a caravan within the residential curtilage of the existing property known as Cherries for residential uses as part of existing dwelling and new fencing to replace existing garden gates.

SECOND SCHEDULE

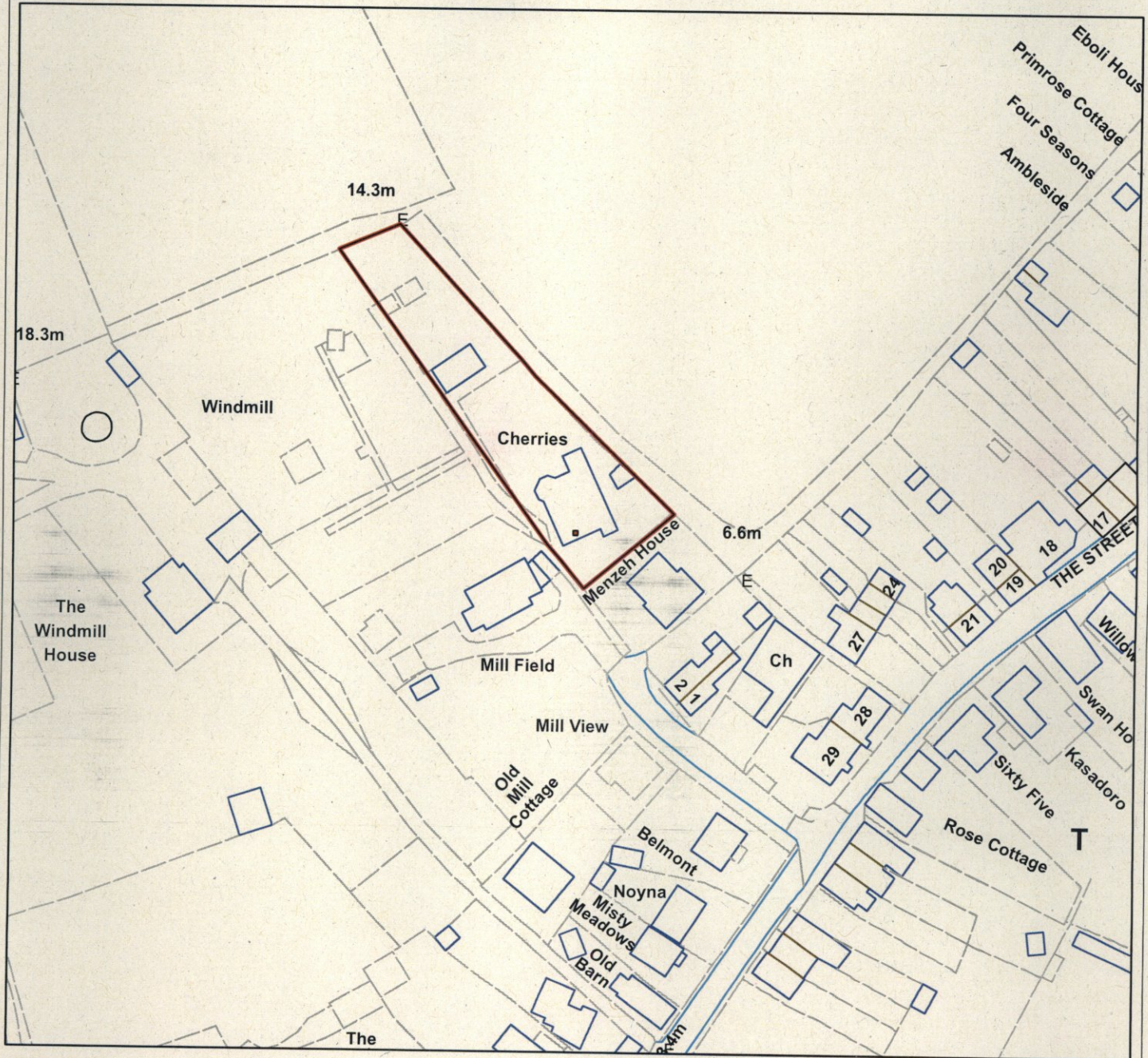
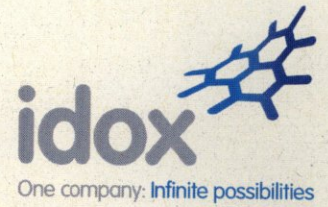
Cherries The Street Ramsey Harwich

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 use specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus was not liable to enforcement action under Section 172 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 specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso on Section 192 (4) of the 1990 Act, as amended, which states that the lawfulness of a described 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 relevant to determining such lawfulness.

19/01423/LUPROP

Cherries The Street Ramsey Harich CO12 5HW



Scale: 1:1,250

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Organisation	Tendring District Council
Department	Planning Department
Comments	Not Set
Date	18/11/2019
MSA Number	100018684