



TENDRING DISTRICT COUNCIL

Planning Services

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

AGENT:	Miss Danielle Perry - KJM Architecture & Consulting Ltd Riverside Business Centre Fort Road Tilbury Essex RM18 7NB	APPLICANT:	Mrs Sarah Bockhart Raybearne 4 Salisbury Road Holland On Sea Clacton On Sea Essex CO15 5LJ
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CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

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

APPLICATION NO: 20/00853/LUPROP **DATE REGISTERED:** 29th June 2020

The Tendring District Council certify that on 29th June 2020 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 The conversion of the loft space to habitable accommodation does not amount to operational development under Section 55 of the Town and Country Planning Act 1990 as it affects only the interior of the building; an express grant of planning permission is not required.
- 2 The forward-facing rooflights comply with the criterion laid out in Schedule 2, Part 1, Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015 and an express grant of planning permission is not required.
- 3 The rear dormer complies with the criterion laid out in Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 and an express grant of planning permission is not required.

DATED: 24th August 2020

SIGNED:

Graham Nourse
Acting Assistant Director
Planning Service

FIRST SCHEDULE

Proposed loft conversion with 3no. skylights to front and dormer to the rear.

SECOND SCHEDULE

Raybearne 4 Salisbury Road Holland On Sea Clacton On Sea

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.

20/00853/LUPROP

Raybearne 4 Salsbury Road Holland on Sea Essex



Scale: 1:825

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Organisation	Tendring District Council
Department	Planning Department
Comments	
Date	24/08/2020
MSA Number	100018684