



TENDRING DISTRICT COUNCIL

Planning Services

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

AGENT:	Mr Chris Robards - Ridgeway Building Design Ltd 40 Top Road Tolleshunt Knights Maldon CM9 8EU	APPLICANT:	Mr L Hyde 30 Abrey Close Great Bentley Colchester Essex CO7 8FA
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CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

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

APPLICATION NO: 20/01177/LUPROP **DATE REGISTERED:** 28th August 2020

The Tendring District Council certify that on 28th August 2020 the 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 proposed loft conversion and rear extension complies with the criteria laid out in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); Schedule 2, Part 1, Class A and Class B. An express grant of planning permission is not therefore required.

The side dormers comply with the criteria laid out in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); Schedule 2, Part 1, Class B and an express grant of planning permission is not therefore required.

DATED: 23rd October 2020

SIGNED:

Graham Nourse
Assistant Director
Planning Service

FIRST SCHEDULE

Proposed loft Conversion and rear extension.

SECOND SCHEDULE

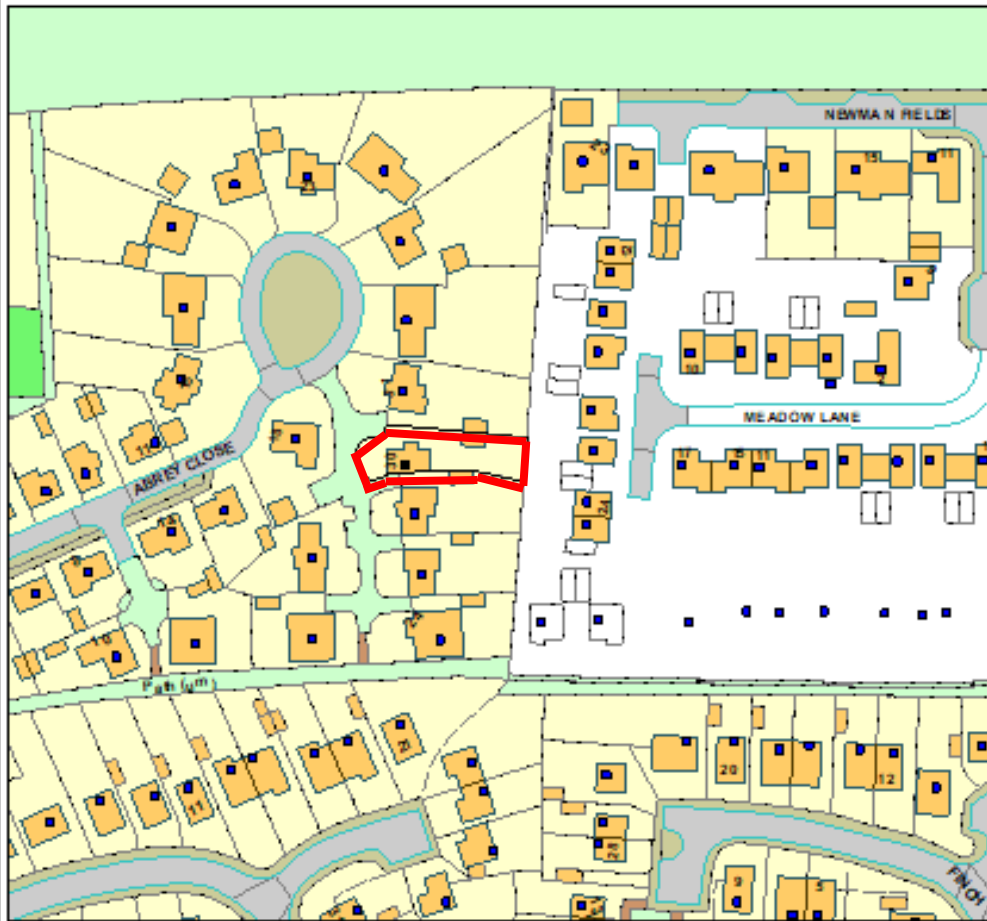
30 Abrey Close Great Bentley Colchester Essex

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 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 described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any 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.

20/01177/LUPROP

30 Aubrey Close



Scale: 1:1,250

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Organisation	Tending District Council
Department	Planning Department
Comments	Not Set
Date	23/10/2020
MSA Number	100018684