



# TENDRING DISTRICT COUNCIL

## Planning Services

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

**AGENT:** Stour Valley Design  
Swan Corner  
Mill Lane  
Bradfield  
Essex CO11 2UT

**APPLICANT:** Mr and Mrs Steve and Fiona  
Mack  
48 Seafield Road  
Dovercourt  
Harwich  
Essex  
CO12 4EH

### CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

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

**APPLICATION NO:** 21/00047/LUPROP

**DATE REGISTERED:** 14th January 2021

The Tendring District Council certify that on 14th January 2021 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 garage to habitable accommodation is not considered to amount to operation development under Section 55 of Town and Country Planning Act 1990.

The alterations to the porch are not considered to amount to operation development under Section 55 of Town and Country Planning Act 1990.

**DATED:** 9th March 2021

**SIGNED:**

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Graham Nourse  
Assistant Director  
Planning Service

**FIRST SCHEDULE**

Proposed garage conversion and alterations to porch and existing dwelling.

**SECOND SCHEDULE**

48 Seafield Road Dovercourt Harwich 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 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.

