



TENDRING DISTRICT COUNCIL

Planning Services

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

AGENT: Neal Thompson - Robinson
Escott Planning
Downe House
303 High Street
Orpington
BR6 0NN

APPLICANT: Regard Partnership Limited
The Square
Randalls Way
Leatherhead
KT22 7TW

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 191

APPLICATION NO: 21/00736/LUEX **DATE REGISTERED:** 30th April 2021

Town and Country Planning (Development Management Procedure) Order 2010: Article 35

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

The Tendring District Council certify that on 30th April 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, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

- 1 The evidence submitted with the application is sufficiently clear and unambiguous to demonstrate that, on the balance of probabilities, St Albans House, 2 St Albans Road, Clacton On Sea, CO15 6BA has been used as a residential institution where [up to] six people live together as a single household and receive care e.g. supported housing schemes such as those for people with moderate learning difficulties, mental health needs, complex needs including behaviours that may challenge, restricted mobility and/or epilepsy as Use Class C3(b) for a period of 10 years, that this use has not been superseded by another material change of use and nor has it been abandoned.

DATED: 25th June 2021

SIGNED:

Graham Nourse
Assistant Director
Planning Service

FIRST SCHEDULE

Certificate of lawfulness sought for the continued use of St Albans House as C3(b)
(Dwellinghouses)

SECOND SCHEDULE

St Albans House 2 St Albans Road Clacton On Sea Essex

Notes

1. This certificate is issued solely for the purpose of Section 191 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 was 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] [operations] [matter]* which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

