



**AGENT:** Mr Jamie Cambridge - AGC  
Consultants  
14 Seafield Avenue  
Mistley  
Manningtree  
Essex  
CO11 1UE

**APPLICANT:** Keith and Maria Paxman Vigneau  
The Foremans House  
The Walls  
Mistley  
Manningtree  
Essex  
CO11 1AS

## CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

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

**APPLICATION NO:** 22/00954/LUPROP

**DATE REGISTERED:** 31st May 2022

The Tendring District Council certify that on 31st May 2022 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 development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Classes A and G of The Town and Country Planning (General Permitted Development) (England) Order 2015. This definition is subject to the conditions set out therein, namely that the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

**DATED:** 26th July 2022

**SIGNED:**

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Graham Nourse  
Assistant Director

**FIRST SCHEDULE**

Proposed removal of RHS chimney stack, removal of existing kitchen window to front and replace with larger window. Replacement side door to a stable style door. Various internal alterations.

**SECOND SCHEDULE**

The Foremans House The Walls Mistley Manningtree

*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.

