



AGENT: Mr Mark Wiffen - MARLIN
Design Ltd
37 Plaw Hatch Close
Bishops Stortford
CM23 5BL

APPLICANT: Mr John Wiffen
28 Holland Road
Frinton On Sea
Essex
CO13 9ES

CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

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

APPLICATION NO: 22/00306/LUPROP

DATE REGISTERED: 16th February 2022

The Tendring District Council certify that on 16th February 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, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

DATED: 28th April 2022

SIGNED:

Graham Nourse
Assistant Director

FIRST SCHEDULE

Proposed demolition of existing conservatory and supporting structure due to subsidence and erection of new conservatory.

SECOND SCHEDULE

28 Holland Road Frinton On Sea Essex CO13 9ES

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.

