



**AGENT:** Mr James Bettinson - Beverly  
Ann Design Ltd  
20-22 Wenlock Road  
London  
N1 7GU

**APPLICANT:** Mrs Tracy Meakins  
24 Great Harrods  
Walton On The Naze  
Essex  
CO14 8UN

**CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT**  
**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**SECTION 192**

**APPLICATION NO:** 23/00069/LUPROP      **DATE REGISTERED:** 18th January 2023

The Tendring District Council certify that on 18th January 2023 the matter 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 the Town and Country Planning (General Permitted Development) (England) Order 2015.

**DATED: 2nd March 2023**

**SIGNED:**

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John Pateman-Gee  
Planning Manager

**FIRST SCHEDULE**

Proposed removal of existing conservatory and replace with new single storey rear extension with new roof lantern and bi-fold doors.

**SECOND SCHEDULE**

24 Great Harrods Walton On The Naze Essex CO14 8UN

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

