



AGENT: Miss Alison Cox - Stanfords
The Livestock Market
Wyncolls Road
Colchester
CO4 9HU

APPLICANT: Mr David Lowe
The Twiggery
Chapel Road
Beaumont
Clacton On Sea
Essex
CO16 0AR

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

APPLICATION NO: 23/00476/LUEX

DATE REGISTERED: 5th April 2023

The Tendring District Council certify that on 5th April 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 Sufficient evidence has been submitted with the application which is sufficiently clear and unambiguous to demonstrate that, on the balance of probabilities, The Lodge at The Twiggery, Chapel Road, Beaumont, CO16 0AR has been used as a dwelling house Class C3 for a period in excess of 4 years and enforcement action can no longer be taken.

DATED: 31st May 2023

SIGNED:

John Pateman-Gee
Planning Manager

FIRST SCHEDULE

Proposed application for a Certificate of Lawfulness for Existing Use for continued use of property as dwellinghouse.

SECOND SCHEDULE

The Lodge at The Twiggery Chapel Road Beaumont

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.

