



**APPLICANT:** Miss Emilia Swann - Swann  
School of Dance  
1 Steele House  
High Street  
Harwich  
Essex  
CO12 3PN

**AGENT:**

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

**APPLICATION NO:** 23/01003/LUPROP      **DATE REGISTERED:** 28th July 2023

The Tendring District Council certify that on 28th July 2023 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, 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 does constitute permitted development as the local planning authority considers that the use proposed is not a material change to the existing circumstances.

**DATED: 13th September 2023**

**SIGNED:**

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John Pateman-Gee  
Head of Planning and Building Control

**FIRST SCHEDULE**

Proposed use of building as a dance hall and alterations comprising removal of stud wall and installation of wooden floor.

**SECOND SCHEDULE**

1 Steele House High Street Harwich Essex

*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.

