



AGENT: Y Cheung - Boyer Planning
Unit 15 De Grey Square
De Grey Road
Colchester
Essex
CO4 5YQ

APPLICANT: Neil Naphine and Nico Miller -
Larchcroft Trading Co. Ltd.
Oak House Farm
Harwich Road
Great Bromley
Colchester
Essex
CO7 7JG

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 191

APPLICATION NO: 23/01713/LUEX

DATE REGISTERED: 8th December 2023

Town and Country Planning (Development Management Procedure) Order 2010: Article 35

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

The Tendring District Council certify that on 8th December 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, was lawful within the meaning of Section 191 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, Buildings 'B' and 'D' at Land adjacent Oak House Farm, Harwich Road, Great Bromley, CO7 7JG have been used as within Class E(a) for a period in excess of 10 years and enforcement action can no longer be taken.

DATED: 2nd February 2024

SIGNED:

John Pateman-Gee
Head of Planning and Building Control

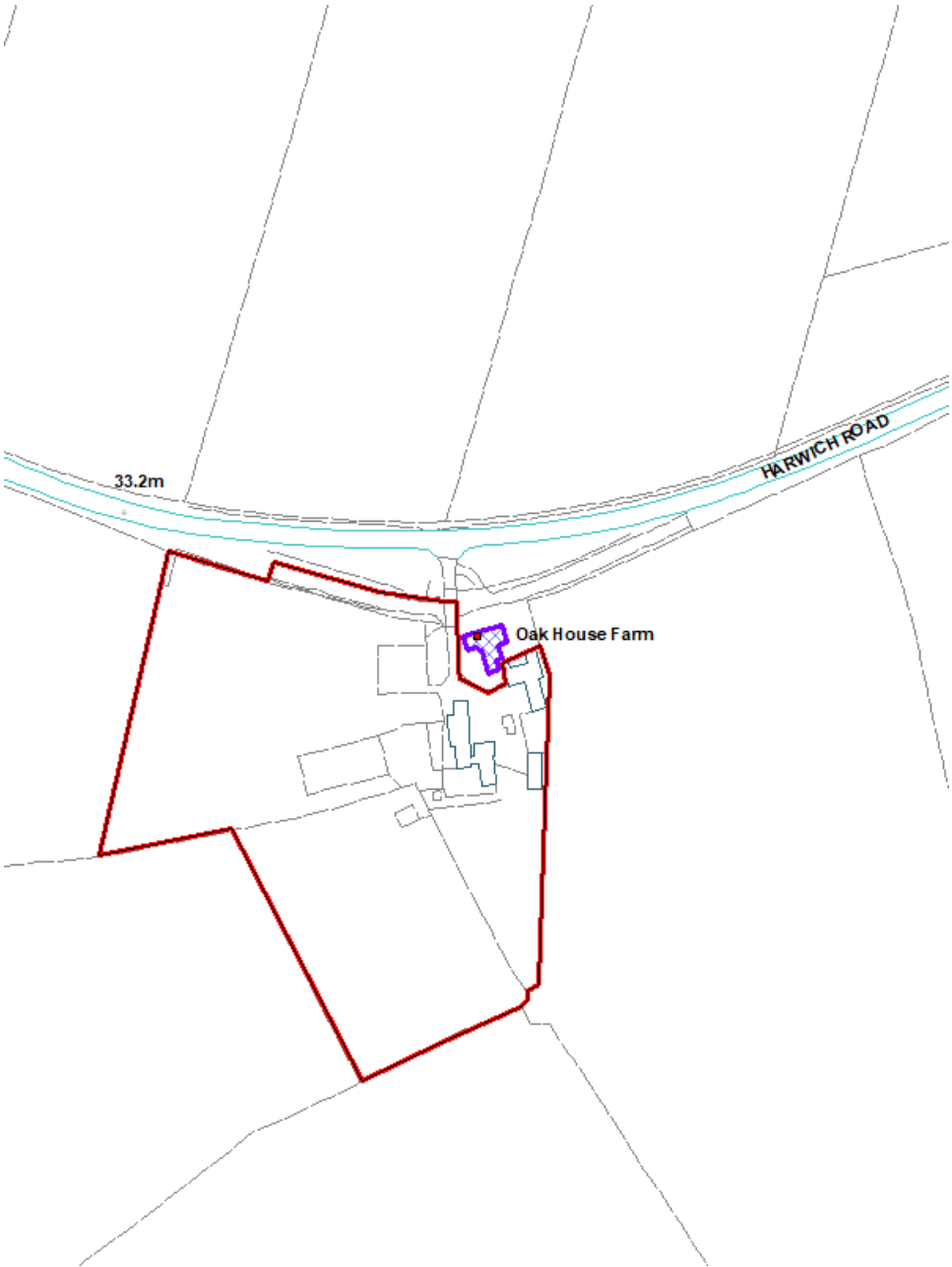
FIRST SCHEDULE

Application for a certificate of existing use or development for occupation of Building B as a community shop (use Class E(a)) and Building D for storage for the shop (use Class E(a)) for a period of 10 years or more.

SECOND SCHEDULE

Land adjacent Oak House Farm Harwich Road Great Bromley Colchester

Site Plan



Notes

1. This certificate is issued solely for the purpose of Section 191 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 was 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 [use] [operations] [matter]* which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.