



**AGENT:** Mr Mike Beacham - Beacham Architects  
Studio 13  
The Trampery On The Gantry  
1 Waterden Road  
London  
E15 2HB

**APPLICANT:** Karalius  
9 Talbot Street  
Harwich  
Essex  
CO12 3JQ

## CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

### TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192 (AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991)

**APPLICATION NO:** 24/01555/LUPROP      **DATE REGISTERED:** 23rd October 2024

Tendring District Council hereby **REFUSE** the application for a Certificate of Lawful Proposed Use in respect of the use described in the First Schedule in respect of the land specified in the Second Schedule for the following reason(s):

1 The proposal fails to comply with the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1 as follows -

Class A (points d and i) as -

- The eaves will exceed the eaves height of the existing dwelling.
- The eaves height will exceed 3m in height and the proposed enlargement will be within 2m to the boundary.

Class B (condition b) as -

- The proposal will cut through the existing eaves of the roof slope preventing them from being maintained or reinstated.
- The proposal will also be within 0.2m of the eaves and will extend beyond the external face of the original dwelling.

**DATED:** 28<sup>th</sup> November 2024

**SIGNED:**

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John Pateman-Gee  
Head of Planning and Building Control

## **FIRST SCHEDULE**

Application for Lawful Development Certificate for Proposed Use or Development for proposed loft conversion with L shaped dormer to the rear elevation.

## **SECOND SCHEDULE**

9 Talbot Street Harwich Essex CO12 3JQ

### **INFORMATIVES:**

#### **Plans and Supporting Documents**

The Local Planning Authority has resolved to refuse the application for the reason(s) set out above. For clarity, the refusal is based upon the consideration of the plans and supporting documents accompanying the application as follows, (accounting for any updated or amended documents):

- LC2\_101 A
- LC2\_100 A
- LC2\_100 A
- LC000 A
- E101
- E100
- SITE PLAN AND BLOCK PLAN (Scanned 23rd Oct 2024)
- PLANNING STATEMENT - REC'D 21/10/24

#### *Notes*

- Your attention is drawn to the fact that if you are aggrieved by this determination, you have a right of appeal against it to the Planning Inspectorate under Section 195 of the Town and Country Planning Act 1990. Notice of the appeal should be made on a **Lawful Use or Development Appeal Form** which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. **Please note, only the applicant has the right of appeal.**