



AGENT: Stour Valley Design
Swan Corner
Mill Lane
Bradfield
Manningtree
Essex
CO11 2UT

APPLICANT: Mr Ryan Harrington-Groves and
Miss Georgina Hill
24 Woolner Road
Clacton On Sea
Essex
CO16 8YW

CERTIFICATE OF LAWFULNESS

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 192

APPLICATION NO: 25/00032/LUPROP

DATE REGISTERED: 10th January 2025

The Tendring District Council certify that on 10th January 2025 the operations 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, Classes B and C of The Town and Country Planning (General Permitted Development) (England) Order 2015.

DATED: 06th February 2025

SIGNED:

John Pateman-Gee
Head of Planning and Building Control

FIRST SCHEDULE

Application for Lawful Development Certificate for Proposed Use or Development for second floor loft conversion and rear dormer window and rooflights to front roof plane.

SECOND SCHEDULE

24 Woolner Road Clacton On Sea Essex CO16 8YW

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 operations 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which are materially different from that described or which relate to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the provisions of 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.

INFORMATIVES**Lawful Development Certificate - Submitted Plans & Drawings**

This Lawful Development Certificate has been assessed against the accompanying plans and documents as listed below:

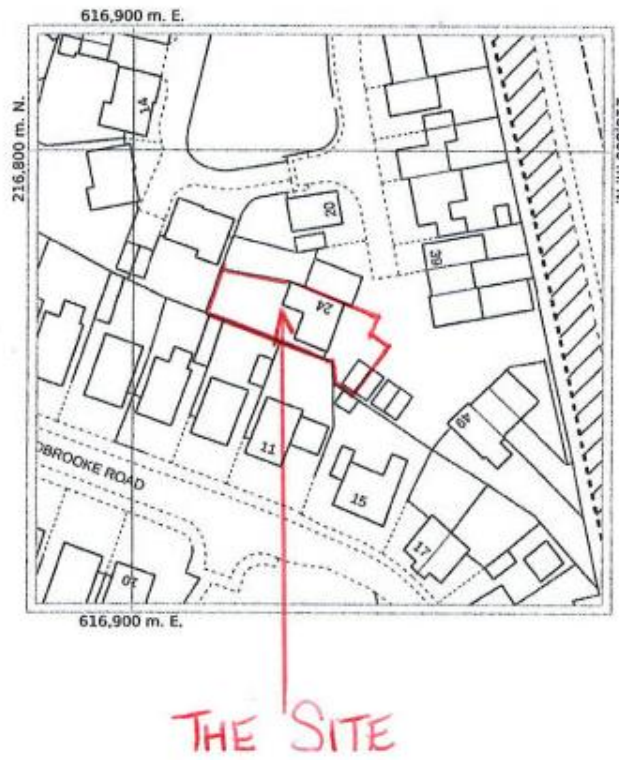
Application Form - Received 08.01.25
 Site Plan - Received 08.01.2025
 Existing Floor Plans - Received 08.01.2025
 Existing Elevations - Received 08.01.2025
 Proposed Floor Plans - Received 08.01.2025
 Existing and Proposed Block Plans and Second Floor Plan - Received 08.01.2025
 Proposed Elevations - Received 08.01.2025

Ecology Informative

In accordance with the Council's general duty to conserve and enhance biodiversity, you are strongly encouraged to improve the biodiversity of the application site through appropriate additional planting and wildlife friendly features. Suggested enhancements could include:

<https://www.rhs.org.uk/wildlife/in-the-garden/encourage-wildlife-to-your-garden>

SITE LOCATION PLAN



Date of Production: January 8th, 2025

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The representation of a road, track or path is no evidence of a right of way.
The representation of features and lines is no evidence of a property boundary.

Order Licence Reference: SP88771



Ground Scale: 1:1250
Bottom Left: 616883 216720 Top Right: 616983 216820
Center: 616933 216770
Area: 100m x 100m

24, WOOLNER ROAD,
CLACTON-ON-SEA, CO16 8YW

