



AGENT: Mr James Bettinson –
Beverley Ann Design Ltd
20-22 Wenlock Road
London
Greater London
N1 7GU

APPLICANT: Mr Paul Tanner
25 Hadleigh Road
Frinton On Sea
Essex
CO13 9HQ

CERTIFICATE OF LAWFULNESS

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

APPLICATION NO: 25/00209/LUPROP

DATE REGISTERED: 13th February 2025

The Tendring District Council certify that on 13th February 2025 the development 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 A and B of The Town and Country Planning (General Permitted Development) (England) Order 2015

DATED: 14th March 2025

SIGNED:

John Pateman-Gee
Head of Planning and Building Control

FIRST SCHEDULE

Application for Lawful Development Certificate for Proposed Use or Development for new loft conversion with 2 No. new side dormers to form habitable space. New window installed to rear gable wall for new rear bedroom.

SECOND SCHEDULE

25 Hadleigh Road Frinton On Sea Essex CO13 9HQ

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 development 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 development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development 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 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:

- 0258-A-001 - Site And Block Plan - Rec'd 10/02/25
- 0258-A-002 - Site Layout Plan - Rec'd 10/02/25
- 0258-A-100 01 - Existing Elevations, Sections, And Floor Plans - Rec'd 10/02/25
- 0258-A-200 01 - Proposed Elevations, Sections, And Floor Plans - Rec'd 10/02/25

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