



AGENT: Mr Peter Le Grys –
C/o ZM Drawing Services
143 Connaught Avenue
Frinton On Sea

APPLICANT: Mr and Mrs Bailey
36 Second Avenue
Frinton On Sea
Essex
CO13 9ER

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

APPLICATION NO: 25/00198/LUPROP

DATE REGISTERED: 7th February 2025

The Tendring District Council certify that on 7th February 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:

- 1 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Classes A, D, and F and Part 2, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

DATED: 20th 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 extensions and alterations.

SECOND SCHEDULE

36 Second Avenue Frinton On Sea Essex CO13 9ER

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 were 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 operation described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matter / use / operation 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:

- Application Form - Received 07/02/25
- Site Plan - Received 07/02/25
- Drawing No. BSA-01
- Drawing No. BSA-05 A
- Planning Statement - Received 07/02/25

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

