



AGENT: Mr Andrew Jiggins –
Andrew Jiggins Planning
6B The Walk
Beccles
Suffolk
NR34 9AJ

APPLICANT: Houghton Homes Group Ltd
Malvern House
63 A Navigation Road
Chelmsford
Essex
CM2 6ND

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 (AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991)

APPLICATION NO: 25/00329/LUEX

DATE REGISTERED: 10th March 2025

NOTIFICATION OF REFUSAL OF CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Tendring District Council hereby REFUSE the application for a Certificate of Lawful Existing Use in respect of the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto for the following reasons:

1. The submitted information does not evidence the claimed use of the two flats (108B and 108C Old Road) has been for a continuous period of more than 10 years before the date of this application, or more than four years before the 25th April 2024.

Therefore, given the sparsity of the evidence provided to demonstrate an established existing use whereby it would be immune from enforcement action, the application is refused.

DATED: 02nd May 2025

SIGNED:

John Pateman-Gee
Head of Planning and Building Control

FIRST SCHEDULE

Application for Lawful Development Certificate for Existing Use or Development for two residential flats.

SECOND SCHEDULE

108B and C Old Road Clacton On Sea Essex CO15 3AA

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 using 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 possesses the right of appeal.**