

Hedley Clark Ltd
Yew Tree House
Sandy Lane
Kingsley
Bordon
Hampshire
GU35 9NH

Application Ref: **2015/3631/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

10 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 10 July 2015 the use described in the First Schedule below in respect of the land specified in the Second Schedule below, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Conversion of internal garage to additional habitable accommodation for an existing dwelling house (Class C3) with associated external alterations involving the replacing of the rear garage door with a new rear door.

Drawing Nos: Site location plans (1:500 & 1:1250) dated 25/06/2015; Drawings dated 25/06/2015 & labelled: Ground Floor Plan (Page 1 of 3), Front & Rear Elevations (2 of 3), Original and Proposed Images (3 of 3); Cover letter from Hedley Clark Ltd dated 24/06/2015.

Second Schedule:

39 Chester Close North
London
NW1 4JE

Reason for the Decision:



- 1 The conversion of internal garage to additional habitable accommodation for an existing dwelling house is permitted under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 596) (England) Order 2015 (effective 15th April 2015)

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment

Notes

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use*/operations*/matter* specified in the First Schedule taking place on the land described in the Second Schedule was*/would have been* lawful on the specified date and thus, was not*/would not have been* liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use*/operations*/matter* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use*/operations*/matter* 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 provision in 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.