

Etchingam Morris Architecture Ltd  
The Studio  
Rear of 43/45 High Street  
Ringwood  
BH24 1AD

Application Ref: **2017/2288/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

23 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Proposed) Granted**

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Erection of a garden studio in the rear garden.  
Drawing Nos: ST620-20; ST620-26 Rev A; ST620-27

Second Schedule:

**23 Crediton Hill**  
**West Hampstead**  
**LONDON**  
**NW6 1HS**

Reason for the Decision:

- 1 The proposed garden outbuilding is permitted under Class E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Informative(s):



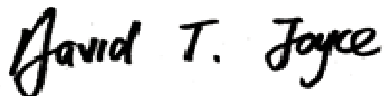
- 1 The development would only constitute permitted development if the use of the proposed outbuilding subject to the grant of this certificate remains for purposes incidental to the enjoyment of the dwellinghouse in accordance with Class E of the Town & Country Planning (General Permitted Development) Order 2015 (as amended).

Any material change of use of the outbuilding, including for use as a dwelling, would require express permission via the submission of a full planning application.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce  
Director of Regeneration and Planning

#### 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 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.