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**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010 (DMPO) Article 35**

Ref: P/3339/14

**GRANT OF CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT
(Planning Permission Is Not Required)**

With reference to the application received on 28 August 2014, accompanied by Drawing(s)
Planning Statement; 2092.14/HA.EL; 2102.14HTB/L/OPT 2; 2092.14/HA.P;
2092.14.OPT2.HA.B

HARROW COUNCIL hereby certifies that on 28 August 2014 the development described below (known as the First Schedule):

**CERTIFICATE OF LAWFUL DEVELOPMENT (PROPOSED): USE OF THE LAND
FOR SITING A MOBILE HOME FOR USE INCIDENTAL TO THE MAIN
DWELLING**

in respect of the land specified below (known as the Second Schedule):

18 Merton Road , Harrow , Middlesex , HA2 0AB

and edged with a bold black line on the plan attached to this certificate, would have been lawful within the meaning of section 192 of the Town & Country Planning Act 1990 (as amended), for the following reason(s):

1	The proposal would meet the definition of a caravan as defined by both the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968. It would also be used for purposes incidental to the enjoyment of the existing dwellinghouse at 18 Merton Road, Harrow HA2 0AB. The proposal would therefore not require planning permission as it would not constitute development under the terms of Section 55 of the Town and Country Planning Act 1990. The proposal is therefore a lawful development.
1	INFORMATIVE: The applicant is advised that the use that the accommodation hereby certified relates to a mobile annexe for a family member incidental to the use of the main dwellinghouse at the site. Should the accommodation be provided or used in a manner other than as set out in this application it may not be lawful.
2	INFORMATIVE: The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows: 0800-1800 hours Monday - Friday (not including Bank Holidays) 0800-1300 hours Saturday
3	INFORMATIVE: The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves: 1. work on an existing wall shared with another property; 2. building on the boundary with a neighbouring property; 3. excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are quite separate from the need for planning permission or building regulations approval. "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote Product code: 02 BR 00862 when ordering. Also available for download from the Portal website: https://www.gov.uk/party-wall-etc-act-1996-guidance

Date of Decision: 24 October 2014

B.C. Kuchar

Beverley Kuchar

Head of Development Management and Building Control

Decision Notice Notes are available at

www.Harrow.gov.uk in the Planning section, Planning Documents Decision Notice Notes

Notes

1. This certificate is issued solely for the purpose of section 192 of the Town & Country Planning Act 1990 (as amended). It is not a planning permission, and it is not a Building Regulations approval – see note 5 below.
2. It certifies that the development specified in the First Schedule taking place on land described in the Second Schedule was lawful and 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 identified on the attached plan. Any development which is 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 proviso in section 192 of the 1990 Act, as amended, which states that the lawfulness of a described development 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.

Does This Work Need Building Regulations Approval?

5. The attached decision notice relates only to the need for Planning Permission. Your proposals have not been checked to ascertain whether Building Regulations approval is also needed.

You should satisfy yourself that all necessary approvals or consents have been obtained before you start work.

Enquiries about the need for Building Regulations approval should be made to:

Building Control

PO Box 37, Civic Centre,

Harrow HA1 2UY

You may find the answer to your query at: <http://www.harrow.gov.uk/buildingcontrol>

Telephone 020 8901 2650 (general enquiries)

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