



HILLINGDON

LONDON

SECTIONS 191 AND 192
(as amended by Section 10 of the Planning and Compensation Act 1991)

THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
ARTICLE 24

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

To:
Mr M Eisenhart-Rothe
23 School Lane
Lawford
Manningtree
Essex CO11 2HZ

Ref: 4982/APP/2007/2598

The London Borough of Hillingdon Council hereby certify that on 26th October 2007 the operations described in the First Schedule of this certificate in respect of the land specified in the Second Schedule to this certificate 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:-

The proposed development constitutes permitted development by reason of the provisions of Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) Order 1995. This determination is based on your submitted plans having regard to stated dimensions. All measurements are taken from existing ground level.

INFORMATIVES:

1. The existing garage, store and rear canopy shown to be demolished on the approved plan drawing 2008/1 shall be demolished prior to the construction of the proposed garage/store otherwise this certificate may be invalid.
2. You are advised that the use of the outbuilding should be for the purposes stated on drawings 2008/1 & 2008/2 and the applicant form, i.e. garage/store, or for other similar purposes which are ancillary and incidental to the use of the main house. The use of the building to provide primary habitable accommodation such as a living room, bedroom, kitchen, or use as a separate unit is likely to constitute development requiring planning permission and as such, would be likely to render this certificate invalid which may lead to the Council taking enforcement action, including legal action through the courts.

Planning & Community Services
T.01895 250111 F.01895 277086
London Borough of Hillingdon,
3N, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk



INVESTOR IN PEOPLE

Signed:


CORPORATE DIRECTOR OF PLANNING AND COMMUNITY SERVICES

On behalf of London Borough of Hillingdon Council

Date:

21 DEC 2007

First Schedule: Erection of a single storey garage/store to the rear of the garden (involving removal of existing garage/store and rear roof canopy)
(Drawing Nos: 2008/2 and 1:1250 Location Plan received 26/10/2007 & 2008/1 received 16/11/2007)

Second Schedule: 13 Dale Close, Pinner

Your attention is drawn to the notes on Continuation Sheet No. 1

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Continuation Sheet No. 1

Ref: 4982/APP/2007/2598

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, 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any 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 proviso 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 operation begun, in any of the matters relevant to determining such lawfulness.

IMPORTANT: This certificate does NOT take away the requirement to obtain approvals where appropriate under other legislation such as the Building Regulations or Public Health Acts or Public Entertainment Licensing. For further information you should contact the Environmental Services Group at the Civic Centre, Uxbridge.

Contact telephone numbers:-

- | | | |
|----|-----------------------------------|--------------|
| a) | Building Control | 01895 250806 |
| b) | Public Health | 01895 250190 |
| c) | Entertainment Licensing | 01895 277418 |
| | (including the Marriage Act 1994) | |