

# Decision Notice

Date of Decision: 03 January 2019

Royal Borough of Kingston upon Thames  
Guildhall 2, High Street  
Kingston upon Thames  
KT1 1EU

## **TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)** **CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

The Council of the Royal Borough of Kingston upon Thames hereby certifies that on 30/10/2018 the operations described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and shown on the plan numbers:-

18.2784 Site Location & Block Plans	Received	06/11/2018
18.2784-E01 Existing Ground & First Floor Plans	Received	30/10/2018
18.2784-E02 Existing Roof Plan	Received	30/10/2018
18.2784-E03 Existing Elevations	Received	30/10/2018
18.2784-E04 Existing Sections	Received	30/10/2018
18.2784-P01 Proposed Ground & First Floor Plans	Received	30/10/2018
18.2784-P02 Proposed Roof Plan	Received	30/10/2018
18.2784-P03 Proposed Elevations	Received	30/10/2018
18.2784-P04 Proposed Sections A-A & B-B	Received	30/10/2018
18.2784-P05 Proposed Section C-C	Received	30/10/2018
18.2784-P06 Proposed Ground Floor Plan	Received	30/10/2018

would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (As Amended), for the following reasons:-

The proposed single storey rear extension falls within the parameters of permitted development as set out under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

### **First Schedule**

PROPOSAL: Erection of (replacement) single storey rear extension.

### **Second Schedule**

LOCATION: 40 Audric Close, Kingston upon Thames, KT2 6BP

### **NOTE:**

1. This Certificate is issued solely for the purpose of Section 192 of the Town & Country Planning Act, 1990 (As Amended).
2. It certifies that the use 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, would not have been liable to enforcement action under Section 172 of the Act on that date.
3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule. 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 proviso in Section 192(4) of the 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 matters relevant to determining such lawfulness.