



South Staffordshire Council

**Town and Country Planning Act 1990 Section 191 and 192
(As amended by Section 10 of Planning and Compensation Act 1991)**

**Town and Country Planning (General Development Procedure) Order
1995: Article 24**

CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

The South Staffordshire Council hereby **CERTIFY** that on 24 March 2009 the Two-storey extension to rear specified in the First Schedule on the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

Signed

A handwritten signature in black ink, appearing to read 'Sarah Poxon'.

Sarah Poxon
Development Control Manager

Dated 19 May 2009

Application Number: 09/00214/LUP

First Schedule Two-storey extension to rear

Second Schedule Smithfield Cottage Pinfold Lane Penkridge Stafford South Staffordshire
ST19 5AP

PLEASE REFER TO NOTES ENCLOSED

Mr David Brealey
C/O Roger Latham Architect
12 School Road
Brewood
Stafford
ST19 9DS

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 specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus was not liable to enforcement action under Section 172 of the 1990 Act (as amended) on that date.
3. This certificate applies only to the extent of the Two-storey extension to rear described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any Two-storey extension to rear 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 operations begun, in any of the matter relevant to determining such lawfulness.

5. APPEALS

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he may appeal to the Secretary of State for Communities and Local Government in accordance with Section 78(I) of the Town and Country Planning Act 1990. Any appeal must be made within **6 months** of the date of the decision. The Secretary of State has power to allow a longer period for giving of a notice of appeal, but she/he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to her/him that permission for the proposed development could not have been so granted otherwise then subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.

Appeal forms are obtained from The Planning Inspectorate, 3/07 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6NP or online at www.planningportal.gov.uk