

Town and Country Planning Act 1990, Sections 191 and 192 (as amended)
Town and Country Planning (General Development Procedure) (England) Order 2015

CERTIFICATE OF LAWFUL DEVELOPMENT
(HOUSEHOLDER DEVELOPMENT)

Applicant:

Martin Slowe Property Services Ltd.
c/o Mr Adam Jones
Pegasus Group
Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
GL7 1R

Date of application: **2nd November 2022** Application Number: **22/01066/LAW**

GLOUCESTER CITY COUNCIL hereby certify that on the **2nd November 2022** the development described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged in red on the plan attached to this Certificate, would be lawful within the meaning of Section 191/192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

The development as indicated on the submitted drawings -Application Form, Site Location Plan (P19_0318_03) and Existing Floorplan (P19_0318_01) would constitute permitted development, as the works fall within the limits of permitted development by virtue of Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Signed:



Jon Bishop
Planning Development Manager
On behalf of: GLOUCESTER CITY COUNCIL

Decision date: 18th November 2022

FIRST SCHEDULE: Certificate of Lawfulness (Proposed Use) Change of Use of 28 Northgate Street from Class E to a Mixed Use of Class E and 2no. Dwellings (Class G of the General Permitted Development Order

SECOND SCHEDULE: 28 Northgate Street
Gloucester
GL1 1SE

NOTES

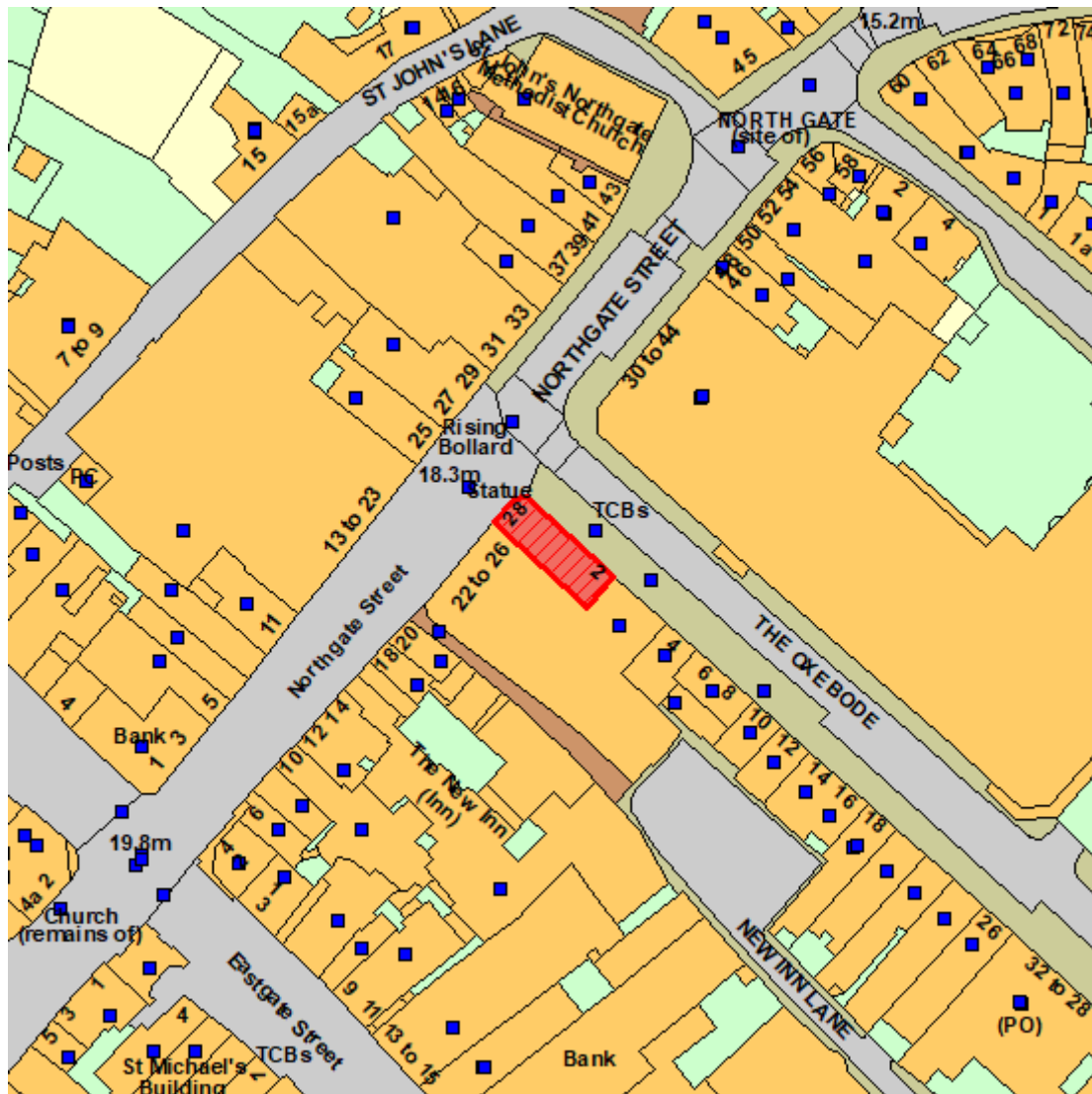
- (a) **Your attention is drawn to the requirements of the Building Regulations, which might be needed as a separate consent to this planning decision. You are advised to contact the Gloucester City Council Building Control Team on 01453 754871 for further information.**
- (b) This Certificate is issued solely for the purpose of Sections 191/192 of the Town and Country Planning Act 1990 (as amended) and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular approval may be required under the Building Regulations. Please contact Building Standards and Control at this office - telephone 01453 754871.
- (c) This Certificate applies only to the extent of the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
- (d) The effect of this Certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of the described development is only conclusively presumed where there has been no material change, before the development has commenced, in any of the matters relevant to determining such lawfulness.
- (e) This Certificate has been issued on the basis of the plans and particulars accompanying the application.

Appeals to the Secretary of State

If you are aggrieved by the Council's decision to refuse the Certificate of Lawful Development, then you can appeal to the Secretary of State for the Environment under Sections 195 and 196 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so by using a form which you can get from the Planning Inspectorate, 3/07 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PH.

Application Number: 22/01066/LAW
Address: 28 Northgate Street
Gloucester
GL1 1SE



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