

**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:**

Eleanor Mason  
c/o PSK Cheltenham Ltd  
41 Bath Road  
Cheltenham  
GL53 7HQ

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Date of application: **12th November 2022**      Application Number: **22/01126/LAW**

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GLOUCESTER CITY COUNCIL hereby certify that on the **12th 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 following drawings: A1060P-545-02A - Plans and elevations as proposed, A1060P-545-01 - Plans and elevations as existing, A1060P-545-03 - Site and block plan as existing and proposed and A1060P-545-04 - Location plan as existing would constitute permitted development, if it was begun at the time of the application. The proposal has been assessed against the above criteria and falls within the limits of 'permitted development' by virtue of Schedule 2, Part 1 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015. The proposal therefore constitutes Lawful Development and as such a Certificate of Lawful Development can be issued.

**Signed:**



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

**Decision date:**                      **6th January 2023**  
**FIRST SCHEDULE:**                **Lawful Development Certificate request for an extension to first floor rear dormer**  
**SECOND SCHEDULE:**              **32 Fieldcote Drive**  
   **Gloucester**  
   **GL3 3EP**

## NOTES

- (a) Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision.  
You are advised to contact Gloucestershire Building Control Partnership (our shared service between Gloucester City Council and Stroud District Council) on 01453 766321 option 4,2 or [building.control@stroud.gov.uk](mailto:building.control@stroud.gov.uk) and [www.gbcpartners.co.uk](http://www.gbcpartners.co.uk) for further information or advice on your project.
- (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.

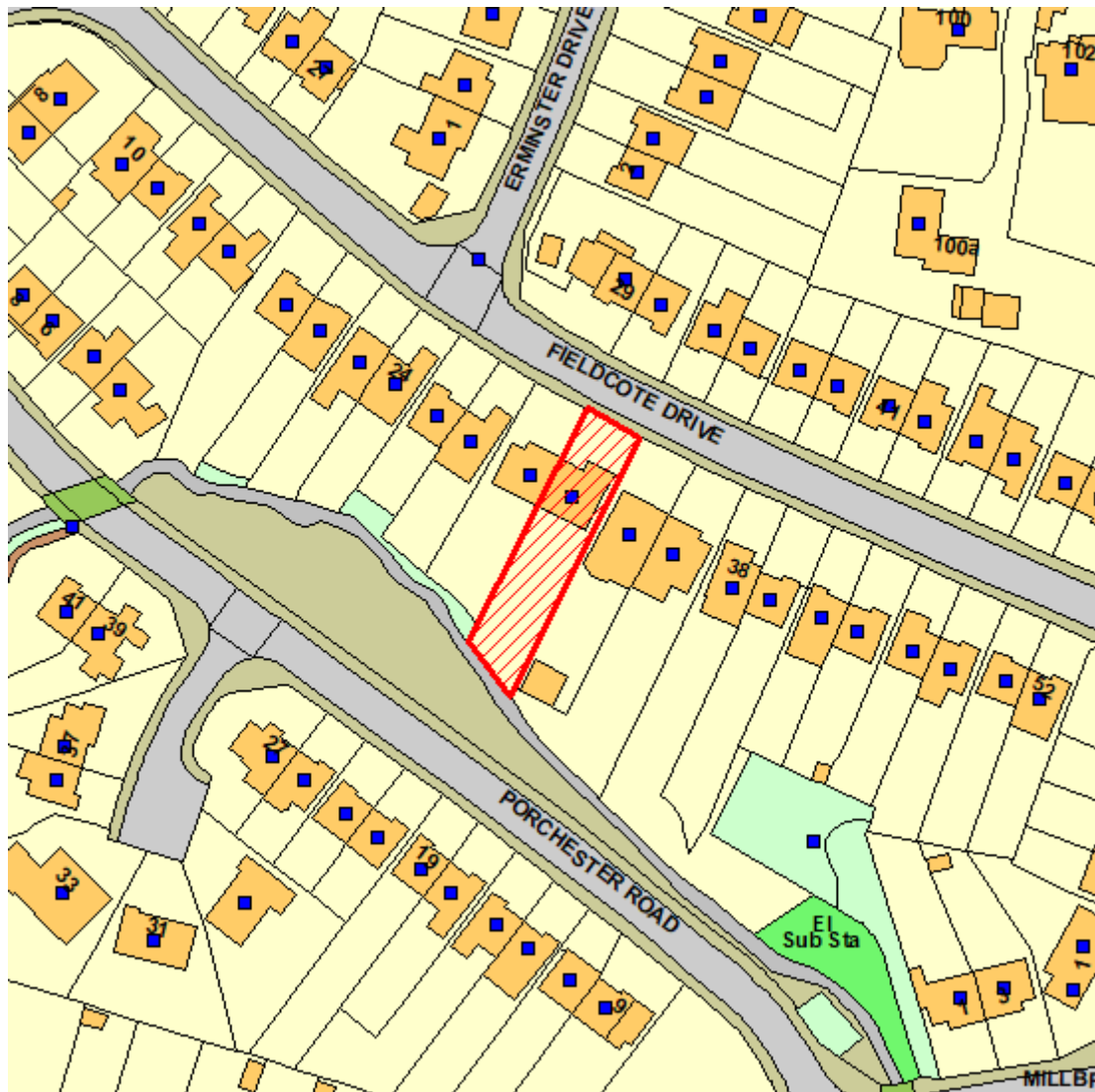
## Appeals to the Secretary of State

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:  
Address:

22/01126/LAW  
32 Fieldcote Drive  
Gloucester  
GL3 3EP



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