

Sandwell Metropolitan Borough Council
Development Planning Section
P.O. Box 2374
Council House
Freeth Street, Oldbury



Application No. DC/21/65142

SANDWELL METROPOLITAN BOROUGH COUNCIL

THE TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 191 AND 192
(as amended by section 10 of the Planning and Compensation Act 1991)

THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015 ARTICLE 39

LAWFUL DEVELOPMENT CERTIFICATE

Name and Address of Applicant	Name and Address of Agent
Mr B Dail 16 Grove Vale Avenue Great Barr Birmingham B43 6BZ	Mr Steven Greybanks Central Building Design Ltd Woodland View Stone Meadow Butts Lane Stone DY10 4BH

Sandwell Metropolitan Borough Council hereby CERTIFY that on 15 January 2021 the operations described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plan listed on this certificate as 1, would have been lawful within the meaning of section 191 of the Town & Country Planning Act 1990 (as amended), for the following reasons(s):

It is considered that the proposal is permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Signature
Tammy Stokes, Interim Director Regeneration & Growth

On behalf of Sandwell Metropolitan Borough Council

Date: 27th January 2021

First Schedule

Proposed dormer to side.

Second Schedule

16 Grove Vale Avenue

Great Barr

Birmingham

APPROVED PLANS AND DRAWINGS:-

Plan Description	Reference	Version
Location Plan	1	
Prop General Layout/Elevation/Roof Plan	3752-99A	

NOTES

Applicant Engagement Statement

In dealing with the application the local authority has considered solutions and proactively engaged with the applicant in line with the National Planning Policy Framework.

The following Policies And Proposals Contained Within Sandwell Council's Development Plan Are Relevant to the Determination of this Application:

None relevant.

NOTES

- 1 This certificate is issued solely for the purpose of section 191 of the Town & 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 Part 7 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 operations which are 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 matters relevant to determining such lawfulness.