

CITY OF WOLVERHAMPTON COUNCIL
Town and Country Planning Act 1990: Section 191
Town and Country Planning (Development Management Procedure) (England) Order
2015

Applicant

Mr Scott Loftus
109
Langley Crescent
Dagenham
RM9 4RX

Our Ref:	21/00104/CPE
Site:	245 - 247 Merridale Street West Wolverhampton West Midlands WV3 0RP
Proposal:	Existing development of 9 flats and 2 houses.

CERTIFICATE OF LAWFUL DEVELOPMENT

The City of Wolverhampton Council hereby certify that on 28th January 2021, the use described above in respect of the land and buildings specified, is lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:-

1. Documentary evidence submitted by the applicant has satisfactorily demonstrated that, on the balance of probability, the development was substantially complete on the date stated on the application. As such, no enforcement action could be taken in respect of the development of nine flats and two houses because the development has been substantially complete for a period exceeding four years and is therefore immune from enforcement action.
2. The Enforcement Notice issued in respect of the development (reference 13/00067/ENCOMP) was withdrawn on the 9th September 2020 and as such has no further effect on the development.

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Authorised Officer: C A Morrison Mrs Charlotte Morrison
Date.: 29th January 2021

3. Planning Permission reference 07/00194/FUL was granted on 6th February 2007, for residential development comprising the erection of 8 flats. The development is so materially different from that approved that the conditions and limitations of the consent are not applicable to the development.

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 which have taken place on the land described would have been lawful on the specified date and, thus, would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the operations described and to the land identified on the location plans submitted with the application.
4. The certificate is issued in respect of 9 flats and 2 dwelling houses. Under the current provisions of the 1990 Act (As amended) and the Town and Country Planning (General Permitted Development) Order 2015 (as amended) planning permission would be required to change the use of either of the dwelling houses to flats.

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