
Town and Country Planning Act 1990

The Planning (Listed Buildings) (Certificate of Lawfulness of Proposed Works) Regulations 2014

CERTIFICATE OF LAWFULNESS OF PROPOSED WORKS

**DRAFT
PLANNING DECISION NOTICE**

1 Details of the application

Reference: F/YR22/0210/LBCERT
Registered: 16 February 2022

Applicant: Mr Richard Horton
Christchurch House
Sixteen Foot Bank
Christchurch
Wisbech
Cambridgeshire
PE14 9NJ

2 First schedule (description)

Certificate of Lawful Use (Proposed) to a Listed Building: Installation of 3no. Air Conditioning/Heating Units (2no. to north elevation and 1no. to south elevation)

3 Second schedule (address)

**Christchurch Farm Sixteen Foot Bank Christchurch Wisbech
Cambridgeshire PE14 9NJ**

4 Reasons

Fenland District Council hereby certify that on 16 February 2022 the works described in the First Schedule to this certificate in respect of the listed building(s) specified in the Second Schedule to this certificate and detailed in the plan schedule below, **are lawful** within the meaning of section 26H(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the following reason(s);

- 1 The works specified in the submitted plans, approved under Section 5 below, will not amount to harm to the special or historic interest of the building, as such they do not require Listed Building Consent.

5 Application form, plans and documents

The following application form, plans and documents form part of this notice. They are as follows:

Reference	Title
P-22-2224-1	Location Plan
P-22-2224-2	Site plan
P-22-2224-3	Elevations
	Mitsubishi SRK35ZSW premium inverter details

6 Notes

1. This Certificate is issued solely for the purpose of section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. It certifies that the works described in the First Schedule taking place to the listed building(s) specified in the Second Schedule are lawful and, therefore, are not liable to enforcement action under section 38 of the Act.
3. This certificate applies only to the extent of the works described in the First Schedule and to the listed building(s) specified in the Second Schedule and identified on the attached plan. Any works which are materially different from those described or which relate to other listed buildings may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 26H(5)(a) of the Act, which states that the lawfulness of the works for which a certificate is issued are to be conclusively presumed to be lawful provided that they are carried out within 10 years beginning with the date of the issue of the certificate.

7 Authorisation

Draft printed on 28 March 2022

Draft approved: