

MEMO

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From: District Solicitor

My Ref: VAP/CLE12/7

Date: 10.07.12

Your Ref: JI/12/05809/CLE

To: Head of Planning and Sustainability

and Reply To:

Vera Agbakoba

Ext No: 3920

Attn: Jenny Ion

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**Lawful Development Certificate – Land at Galamina, Piddington Lane, Wheeler End, Bucks**

I confirm that I have sent the top copy of the certificate to the applicant's agent and herewith return the remaining copies.

Your file is returned herewith.

  
Vera Agbakoba  
Planning Solicitor



Democratic, Legal and Policy Services

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[www.wycombe.gov.uk](http://www.wycombe.gov.uk)

**APPLICATION NO: 12/05809/CLE**

**CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT**

Agent :

Harris Cartier LLP  
7 Windsor Crown House  
Windsor Road  
Slough  
Berkshire  
SL1 2DX

Applicants Details :

Ms Nicola Hodges  
Galamina  
Wheeler End Common  
Wheeler End  
High Wycombe  
Bucks  
HP14 3NG

The WYCOMBE DISTRICT COUNCIL hereby certify that on 23 April 2012 the use specified in the First Schedule to this certificate in respect of part of the land specified in the Second Schedule to this certificate shown edged in red on the plan attached to this certificate was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):-

- 1 The Council is satisfied on the evidence provided to it that the building (shown edged red on the attached plan) has been used as an independent dwellinghouse for a continuous period of four (4) years and thus no enforcement action can now be taken in respect of that use.
- 2 The Council has exercised the power contained in Section 191(4) of the Town and Country Planning Act 1990 (as amended) to amend the description of the application for this Certificate from that shown on the said application to that shown in the First Schedule hereto, as this more accurately describes the development applied for.

**First Schedule**

Continued use of building (shown edged red on the attached plan) comprising a lounge and kitchen on the ground floor and a bedroom and bathroom on the first floor as C3 (Residential)



## Second Schedule

AT: Galamina Piddington Lane Wheeler End Buckinghamshire HP14 3NG

  
**Signed**  
**District Solicitor**  
**On behalf of Wycombe District Council**      **Dated: 10.07.2012**

## Notes

- 1 This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).
- 2 It certifies that the matters specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus was not liable to enforcement action under section 172 of the 1990 Act on that date.
- 3 This certificate applies only to the extent of the use described in the First Schedule and to land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from the use described in the First Schedule or which relates to other land may render the owner and/or occupier liable to enforcement action.
- 4 The effect of the certificate is also qualified by the proviso in section 191(6) of the 1990 Act (as amended) which states that the lawfulness of any use, operations or other matter for which a certificate is in force under this section shall be conclusively presumed.
- 5 If you are aggrieved by the determination of the Council you may appeal to the Secretary of State for the Environment in accordance with section 195 of the 1990 Act (as amended) by sending notice of appeal to the Secretary of State. Appeal forms and booklets can be obtained from Customer Support Unit, The Planning Inspectorate, 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.



**12/05809/CLE The Stables, Galamina, Wheeler End Common, Wheeler End, HP14 3NG**

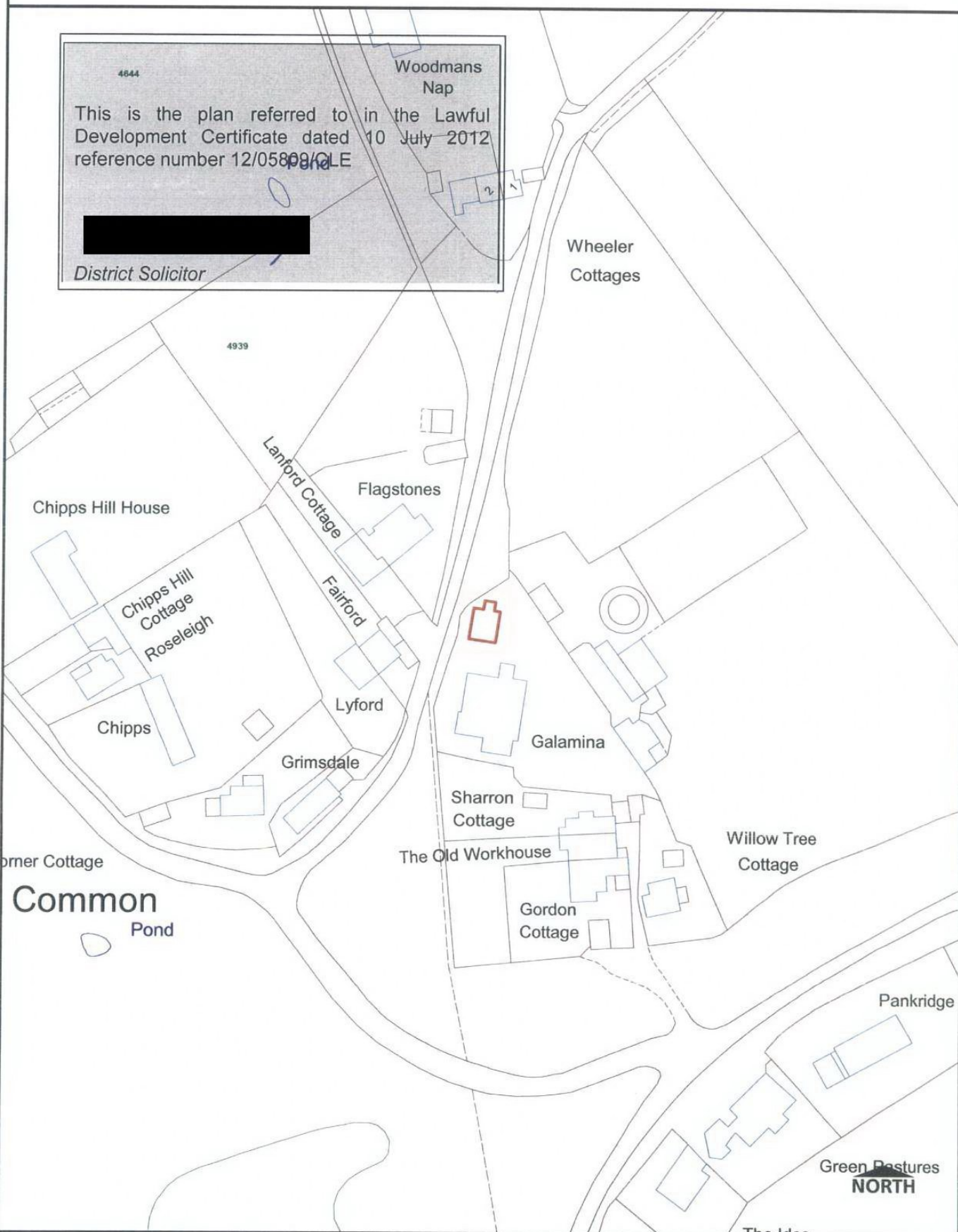
4844

Woodmans Nap

This is the plan referred to in the Lawful Development Certificate dated 10 July 2012 reference number 12/05809/CLE

**[REDACTED]**

District Solicitor




<b>Statement of Purpose:</b> Site Plan for Council Business Use Only		
<b>Map produced in MapInfo GIS by:</b> Jenny Ion	<b>Scale:</b> 1:1250	<b>Date:</b> 09/07/2012
<b>Saved as Layout in Workspace Path/Name:</b>		

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