



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

**CERTIFICATE OF LAWFUL
USE OR DEVELOPMENT**

Town and Country Planning (Scotland) Act 1997: Sections 150 and 151
Town and Country Planning (General Development Procedure)
(Scotland) Order 1992: Article 28 (7)

North Ayrshire Council **hereby certify that** on (a) 1st December 2023 the use* /operation* /matter* described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged* /hatched* / coloured* (b) Red on the plan attached to this certificate, was* /would have been* lawful within the meaning of Section 151 of the Town and Country Planning (Scotland) Act 1997, for the following reason(s):

.....
The proposed external alterations would be permitted development under Class 2B of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended.
.....
.....
.....

Signed:  (for North Ayrshire Council)

Date: 6th December 2023

*Delete where appropriate (a), (b), (c) and (d) - (see notes over)

FIRST SCHEDULE (c)

Proposed over cladding of existing rear extension with weather boarding and formation of replacement roof over extension with aluminium profiled insulated sheeting
.....

SECOND SCHEDULE (d)

29 Ashgrove Road
.....
Kilwinning
.....
Ayrshire
.....
KA13 6PA
.....

NOTES

1. This certificate is issued solely for the purpose of Section 150* /151* of the Town and Country Planning (Scotland) Act 1997.
2. It certifies that the use* /operation* /matter* described in the First Schedule taking place on the land specified in the Second Schedule was* /would have been* lawful, on the specified date and, thus, was not* /would not have been* liable to enforcement action under Section 127 of the 1997 Act on that date.
3. This certificate applies only to the extent of the use* /operation* /matter* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use* /operation* /matter* which is 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 151(4) of the 1997 Act, 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.

*Delete where inappropriate.

Insert:

- (a) date of application to the Council.
- (b) colour used on the plan.
- (c) full description of use, operations or other matter, if necessary, by reference to details in the application or submitted plans, including where appropriate a reference to the use class of any order made under Section 26(2) (f) of the Town and Country Planning (Scotland) Act 1997 within which the certified use falls.
- (d) address or location of the site.

App-Lett 23/00894/LUP