



WARWICK DISTRICT COUNCIL
Notice of Decision of
District Planning Authority

TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 191 (AS AMENDED)
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015

LAWFUL DEVELOPMENT CERTIFICATE OF EXISTING USE OR DEVELOPMENT

Mrs Slade
71 Edmondscote Road
Warwickshire
Leamington Spa
CV32 6AQ

Application Reference: W/24/0099
millie.flynn@warwickdc.gov.uk

The Warwick District Council hereby certify that on 04/03/24 the development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plan submitted with this application was **LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the following reasons:

In the opinion of the Local Planning Authority, sufficient evidence has been submitted to demonstrate that, on the balance of probabilities, the rear conservatory to the west elevation as shown on drawing 'CONSERVATORY PLAN' submitted on 26th January 2024, was substantially complete in excess of four years prior to the submission of this application. As such, the development referred to in the First Schedule is lawful by reason of Section 171B(1) of the Town and Country Planning Act 1990 (as amended) and is immune from enforcement action.

FIRST SCHEDULE: Application for Certificate of Lawfulness for existing conservatory in accordance with drawing 'CONSERVATORY PLAN' submitted on 26th January 2024.

SECOND SCHEDULE: 3 Inglewood Close, Lillington, Leamington Spa, CV32 7AD

Dated: 05/03/2024

Business Manager - Development Management
(Authorised Officer of the Council)

Date Dispatched: 05/03/2024

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 development 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 development described in the First Schedule and to the land specified in the Second Schedule and identified on the Plan submitted with the application. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. It is the responsibility of the liable party to understand and comply with the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), including any eligibility for relief. Warwick District Council (WDC) can only make an assessment of a CIL liability based on the information provided. If unsure, it is vital that a developer checks with WDC prior to a permitted proposal commencing as to whether it is CIL liable or not. Adherence to the CIL Regulations is mandatory not optional. Information on CIL and relevant forms can be found on the Council's website at:
https://www.warwickdc.gov.uk/info/20798/community_infrastructure_levy_cil
If you have any queries, contact Warwick District Council's CIL Officer via CILAdmin@warwickdc.gov.uk or 01926 456066.