



Planning Division
Penallta House
Tredomen Park
Tredomen
Ystrad Mynach
Hengoed
CF82 7PG
Tel: 01443 815588

Isadran Cynllunio
Tŷ Penallta
Parc Tredomen
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Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OR DEVELOPMENT

APPLICATION NO. 24/0269/CLPU

APPLICANT

Mr S Lewis
17 Clos Waun Ceffyl
Nelson
CF46 6LB

AGENT

Atrium Planning Consultants
Mr M John
12 Clarendon Road
Sketty
SA2 0SR

The CAERPHILLY COUNTY BOROUGH COUNCIL hereby certifies that on 8 April 2024, the operations described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this Certificate, were lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

It has been demonstrated by the applicant(s), to the satisfaction of the Local Planning Authority, that the proposed single storey rear extension would constitute permitted development in accordance with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

And, as such, would be lawful in accordance with Section 192 of the Town and Country Planning Act 1990 (as amended by Section 10 of the Planning and Compensation Act 1991).

DATED: 16 April 2024

Head of Regeneration and Planning

First Schedule

Obtain a Lawful Development Certificate for proposed single storey rear extension



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Second Schedule

17 Clos Waun Ceffyl, Nelson, Treharris.



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NOTES

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use*/operations*/matter* specified in the First Schedule taking place on the land described in the Second Schedule was*/were*would have been* lawful, on the specified date, and thus, was*/were*/would 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 use*/operations*/matter* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use*/operations*/matter* which is*/are* materially different from that*/those* described or which relate/s* 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 192(4) of the 1990 Act, as amended, 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 operations begun, in any of the matters relevant to determining such lawfulness.