



Havant
BOROUGH COUNCIL

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Mr Youngson
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For: Callander Properties Ltd

Ref No.: APP/14/00415

**Town and Country Planning Act 1990: Section 191 and 192 (as amended by
Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (General Development Procedure) Order 1995
Article 24
CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Havant Borough Council, as Local Planning Authority, certifies that on 15 April 2014 the use described in the First Schedule to this Certificate in respect of land described in the Second Schedule would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

Under the Town and Country Planning (General Permitted Development) Order 1995 (as amended) Schedule 2, Part 3, Class D the proposed change of use from Class A2 (financial and professional services) to Class A1 (shops) constitutes Permitted Development. Planning Permission is not therefore required, and the proposed use would be lawful.

Service Manager (Planning Development)

12 June 2014

FIRST SCHEDULE:

This certificate relates to the following use:

Use of Unit 32A Meridian Centre, Havant for Class A1 retail purposes (as described in the Town and Country Planning (Use Classes) Order 1987 (as amended)).

SECOND SCHEDULE:

This certificate relates to Unit 32A Meridian Centre, Havant as outlined by a red line on the 1:1250 Location Plan and 1:100 First Floor Lease Plan, both on submitted drawing number PP2694-01.

OTHER IMPORTANT INFORMATION:

- (1) This Certificate is issued solely for the purpose of Sections 192 of the Town and Country Planning Act 1990 (as amended). It does not relate to any other application that may be required under any other part of the Town and Country Planning Act, the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) It certifies that the use specified in the First Schedule taking place on land described in the Second Schedule would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) on the specified date and thus would not have been liable to enforcement action under section 172 of the 1990 Act on 15 April 2014.
- (3) The certificate only applies to the extent of the use specified in the First Schedule taking place on land described in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner/occupier liable to enforcement action under section 172 of the 1990 Act.
- (4) The effect of the certificate is also qualified by the provision 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 the operations begun, in any of the matter relevant to determining such lawfulness.
- (5) Your attention is drawn to the attached information regarding your right to appeal to the Department for Transport Local Government and the Regions, if you are aggrieved by the Council's decision.