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BOROUGH COUNCIL

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Ref No.: APP/14/00125

**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 05 February 2014 the use described in the First Schedule to this Certificate in respect of land described in the Second Schedule was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:

Use of the ground floor of 63A London Road, Cowplain as a hot food takeaway outlet (Class A5) began more than 10 years before the date of the application.

Service Manager (Planning Development)

02 April 2014

FIRST SCHEDULE:

This certificate relates to the following use:

Use of 63A London Road, Cowplain as a hot food takeaway outlet (Class A5), as described in the written particulars, plans and other documents submitted with your application - those documents being application form dated 04/02/14 and received 05/02/14; NatWest business bank account statement dated 13 May 1997; Certificate of Registration for Value added tax from HM Customs and Excise dated 04 September 2000; copy of old menu dated July 1992; and 1:1250 site location plan OS map; as described in the written particulars, plans and other documents submitted with your application.

SECOND SCHEDULE:

This certificate relates to the ground floor of land at 63A London Road, Cowplain as outlined by a red line on the 1:1250 site location plan.

Our Ref: APP/14/00125

OTHER IMPORTANT INFORMATION:

- (1) This Certificate is issued solely for the purpose of Sections 191/192 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/development specified in the First Schedule taking place on land described in the Second Schedule was/were/would have been lawful within the meaning of section 191/192 of the Town and Country Planning Act 1990 (as amended) on the specified date and thus was not/were not/would not have been liable to enforcement action under section 172 of the 1990 Act on 04 February 2014.
- (3) The certificate only applies to the extent of the use/development specified in the First Schedule taking place on land described in the Second Schedule and identified on the attached plan. Any use/development 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.