

LAWFUL DEVELOPMENT CERTIFICATE APPROVED

Domestic Designs LTD - Mrs Hayet Ben Gayed
2nd Floor Suite,
12 Church Square,
Leighton Buzzard,
United Kingdom
LU7 1AE

Applicant: Mr Luke Shouler

- Application ref:** PLN/2024/2329
- Proposal:** Certificate of Lawfulness for the conversion of the loft and the erection of a rear dormer **at** 10 Longships Drive, Newton Leys, Milton Keynes, MK3 5RT
- Valid on:** 29 October 2024
- Decision:** In accordance with your application described above, Milton Keynes City Council hereby certifies, in exercise of its powers as the local planning authority under the Town and Country Planning Acts and related and subordinate legislation, that on the valid date the use/operations/matter described in the First Schedule attached and in respect of the land specified in the Second Schedule attached **would be/would have been lawful** within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

Approval(s) (1)

- 1 The proposed dormer complies with all relevant criteria set out in Class B, Part 1 of the Second Schedule of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

SCHEDULES

First Schedule

Certificate of Lawfulness for the conversion of the loft and the erection of a rear dormer

Date of decision: 23 December 2024

Jon Palmer, Head of Planning

Second Schedule

10 Longships Drive, Newton Leys, Milton Keynes, MK3 5RT

Note: these Schedules must be read in conjunction with the decision notice issued on 23 December 2024.

Your attention is drawn to the following:

Standing informatives

This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended). It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule would be/would have been lawful on the specified date and, thus, was not/were not liable to enforcement action under section 172 of the 1990 Act on that date.

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 any attached plan. Any use/operations/matter which is/are materially different from that/those described or which relate to other land may render the owner or occupier liable to enforcement action.

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 conclusively presumed.

Right of appeal

If you are aggrieved by the decision of the local planning authority to grant a certificate of lawfulness subject to a modified description, then you can appeal to the Secretary of State.

Appeals must be made using a form available from the Planning Inspectorate at www.gov.uk/planning-inspectorate. The Secretary of State need not consider an appeal if it seems to them that the local planning authority could not have granted a certificate for the development without modifying the description, having regard to statutory requirements.

If you intend to submit an appeal that you would like examined by inquiry, then you must notice the local planning authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) no less than 10 working days before submitting the appeal. Further details can be found online at www.gov.uk/planning-inspectorate.

Other regulatory matters

This is a decision under planning legislation only. It does not convey a decision under, or override, supersede or negate, any other legislation or the need to comply with restrictive covenants under civil law.

You can get further information on the need for Building Control approval at www.milton-keynes.gov.uk/planning-and-building/building-control.

The applicant and/or developer is reminded of the need for separate consent to carry out any works in the adopted highway, as well as the Council's responsibility to issue official addresses for all residential and business premises. Further information is available at www.milton-keynes.gov.uk/highways.

Anyone intending to carry out work described in the Party Wall Act 1996 must give adjoining owners at least 2 months' notice. in writing of their intentions. You can find out more at www.gov.uk/party-walls-building-works.