

LAWFUL DEVELOPMENT CERTIFICATE APPROVED

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Applicant: K9 Cleaning

- Application ref:** PLN/2024/2201
- Proposal:** Certificate of Lawfulness to confirm the existing use of the garden outbuilding as a dog grooming facility (Use Class Sui Generis) **at 88 HUNTER DRIVE, BLETCHLEY, MILTON KEYNES, MK2 3LU**
- Valid on:** 10 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 **was/were lawful** within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

Approval(s) (1)

- 1 The evidence provided and evidence available to the Council in the form of invoices, receipts, tax documents, statutory declarations, and photographs, and aerial and street view images evidence (and the Council has no evidence of its own to counter the claims) that, on the balance of probabilities, dog grooming business has been operating continuously for more than 10 years at 88 Hunter Drive, Bletchley, MK2 3LU, and that this use is beyond enforcement under Section 171B of the Town and Country Planning Act 1990 (as amended).

Date of decision: 9 January 2025

Jon Palmer, Head of Planning

SCHEDULES

First Schedule

Certificate of Lawfulness to confirm the existing use of the garden outbuilding as a dog grooming facility (Use Class Sui Generis)

Second Schedule

88 HUNTER DRIVE, BLETCHLEY, MILTON KEYNES, MK2 3LU

Note: these Schedules must be read in conjunction with the decision notice issued on 9 January 2025.

Your attention is drawn to the following:

Standing informatives

This certificate is issued solely for the purpose of section 191 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 was/were 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 191(6) 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.

