

**TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 192
(as amended by Section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010: ARTICLE 35**

Council Reference: D0380.22

**REFUSAL OF CERTIFICATE OF LAWFULNESS OF
PROPOSED USE OR DEVELOPMENT**

The Council of the London Borough of Havering hereby determine that on 12th July 2022 the operations described in the First Schedule to this notice in respect of the land specified in the Second Schedule to this notice and hatched on the plan attached to this notice would not have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

- 1 The operations do not fall within the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015, as amended. Specifically, there is a condition inserted on a previous planning application for the site (L/HAV 1492/77) which restricts the use of garages for the parking of private motor vehicles and not for any other purpose including living accommodation or any trade or business. As such, planning permission is required for the garage conversion.

First Schedule

Certificate of Lawfulness for a garage conversion to habitable use

The above decision is based on the details in drawing(s):

06
02
05
04
01
03

Second Schedule

75 Albany Road Hornchurch

Signed:



Authorised Person
On behalf of the London Borough of Havering

Date: 13th September 2022

Notes:

1. This notice is issued solely for the purposes of Section 192 of the Town and Country Planning Act 1990 (as amended).

**NOTES IN CONNECTION WITH REFUSAL OF APPLICATIONS FOR CERTIFICATE
OF LAWFULNESS OR MODIFICATION TO DESCRIPTION**

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or to modify the description, an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or from the Planning Inspectorate's web site, www.planning.inspectorate.gov.uk)

(2) When submitting the completed appeal form to the Planning Inspectorate, a copy should be sent to Planning, London Borough of Havering, 3rd Floor Mercury House, Mercury Gardens, Romford, RM1 3SL. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise these powers unless there are special circumstances which excuse the delay in giving notice of appeal.