



**Town and Country Planning Act 1990 (as amended): Section 192
Town and Country Planning (Development Management Procedure)
(England) Order 2015: Article 39**

Certificate of lawfulness for a proposed use or development

- Decision:** Certificate of Lawfulness **be issued**
- Application No.** 24/00349/CP
- First Schedule:** Application for a Lawful Development Certificate for a Proposed Use or Development - Change of use from a C3a dwellinghouse to a small house in multiple occupation for 3-6 people (C4).
- Second Schedule:** 59 Langton Road, Bristol, BS4 4ER.

The council hereby certifies that on **30 January 2024** (the date the application was made), the use/operations described above in the First Schedule, in respect of the land specified in the Second Schedule, and in respect of drawings detailed below, is lawful within the meaning of the Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

1. On the evidence presented to the Council, including the drawings, information and evidence submitted, the proposed development described in the application for this Certificate is permitted development within the meaning of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), subject to the conditions contained therein.

Plans and drawings

The plans that were formally considered as part of the application are as follows:

- 4245.PL.01 Site location plan, received 30 January 2024
- 4245.PL.02 Existing and proposed block plans, received 30 January 2024
- 4245.PL.04 Existing plans, received 30 January 2024
- 4245.PL2.05 Proposed plans, received 30 January 2024
- 4245.PL2.06 Existing and proposed elevations, received 30 January 2024
- Cover letter, received 30 January 2024

Date of Notice: 01.03.24

Notes:

- 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 specified in the First Schedule taking place of the land described in the Second Schedule would have been lawful on the specified date and, thus, would not have been 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 described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operation, which is materially different from that described or which relates to other land, may render the owner or occupier liable to enforcement action.
- The effect of the certificate is also qualified by the proviso 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 operation begun, in any of the matters relevant to determining such lawfulness.