

**THE VALE OF GLAMORGAN COUNCIL**

Town and Country Planning Act 1990, Sections 191 and 192 (as amended)

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Agent:  
Nick Renwick Architect,  
6, Old Hall,  
High Street,  
Cowbridge  
Vale of Glamorgan.  
CF62 3AL

Applicant:  
Mrs. Joan Thomas,  
Pancross House,  
Llancarfan,  
Vale of Glamorgan.  
CF62 3AJ

**Address or location : Pancross House, Llancarfan**

The Vale of Glamorgan Council hereby certify that on 17 July 2014 the matter specified in the Schedule below in respect of the land shown edged red on the plan attached to this certificate 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):

1. The proposed erection of a conservatory constitutes permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, therefore a certificate of lawfulness can be issued.

**SCHEDULE**

Construction of conservatory

Dated: 11 September 2014



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Director of Development Services

**NOTES:**

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the matter specified in the First Schedule taking place on the land as shown on the plan attached to the certificate 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.

3. This certificate applies only to the extent of the matter described in the Schedule and to the land shown on the plan attached to the Certificate. Any matter which may be materially different from that described or which relates to other land may render the owner or occupier(s) liable to enforcement action.
- [4. 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 operations begun, in any of the matters relevant to determining such lawfulness. For example, such a material change of use may be any direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 removing "permitted development" rights on which the proposal relied for its lawfulness; a statutory amendment to the "permitted development" rights on which the proposal relied for its lawfulness, or revocation of the planning permission on which the proposal relied for its lawfulness. However, providing that the circumstances and the statutory provisions remain unchanged between the application date specified in the Lawful Development Certificate and the date the proposed use is instituted or the operations are begun, the change of use or the operations would be lawful, and may be lawfully completed, as the case may be.]

304700m

304800m

3049

THE TITLE OF  
**GLAUCOGAN COUNCIL**  
TOWN AND COUNTRY PLANNING ACT, 1990  
APPROVED

11 SEP 2014

SUBJECT TO COMPLIANCE WITH CONDITIONS IF ANY

Pancross Farm

55.2m

Pancross  
Barn

Cattwg Cottages

Pancross House

54.3m

RECEIVED

10 SEP 2014

ENVIRONMENTAL  
AND ECONOMIC  
REGENERATION

LOCATION PLAN 1:1250