

THE VALE OF GLAMORGAN COUNCIL

Town and Country Planning Act 1990, Sections 191 and 192 (as amended)
Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Development Management Procedure) (Wales)
Order 2012

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Agent:
Mr. Ciaran O'Beirne
32, Aneurin Road
Barry
CF63 4PP

Applicant:
Mr. Ciaran O'Beirne
32, Aneurin Road
Barry
CF63 4PP

Address or location: 32, Aneurin Road, Barry

The Vale of Glamorgan Council hereby certify that on 13 June 2024 the operations specified in the Schedule below in respect of the land shown edged in 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 proposal, as detailed on the submitted plans, satisfies the criteria to be classed as permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and planning permission is not required for the proposed development.

SCHEDULE

Alterations to side addition. No change to existing footprint and reconstructed in line with current building regulations

Dated: 24 June 2024

Ian Robinson

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Head of Sustainable Development

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 operations 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 operations described in the Schedule and to the land shown on the plan attached to the Certificate. Any operations 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 provision 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.