

NOTICE OF PLANNING DECISION

Mr George Prinos
Kappa Planning Ltd
19 Brookmead Way
Orpington
BR5 2BQ

Ealing Council
Perceval House
14-16 Uxbridge Road
London
W5 2HL

Reference Number:
178039CPL

Direct line: Date:
020 8825 6600 19.12.2017

Dear Sir/Madam

Your application has been considered in accordance with the provisions of the Town and Country Planning Act 1990 Section 192 (as amended) and its Orders:

Application Received: 01.11.2017

Drawings/Schedules References:

DWG 01 (Location Plan) dated 01.11.2017, DWG 02 (Site Location Plan, Existing and Proposed Floor Plans, Elevations and Section) dated 01.11.2017 REV A dated 18.12.2017,

Site: 33 Monks Drive Acton London W3 0EB

Proposal: Change of use from a single family dwelling (use class C3) to a HMO House in Multiple Occupation (use class C4) for a maximum of 6 persons (Lawful Development Certificate for a Proposed Use)

The Council give notice that permission is **GRANTED**, the full grounds for this decision are given on the attached schedule.

Yours faithfully



Chief Planning Officer

Decision Date: - 19.12.2017

Reference No. 178039CPL

Schedule of Reasons

- 1 The proposed development described in the drawings DWG 02 (Site Location Plan, Existing and Proposed Floor Plans, Elevations and Section) dated 01.11.2017 REV A dated 18.12.2017 is lawful by virtue of Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) Order 2015.

Reference No. 178039CPL

The following items are also brought to the applicant's attention:

INFORMATIVES:

1. This decision relates solely to the drawings submitted. If the development varies externally in any way from these drawings, this certificate will not apply to the development and it may be that the works involved require you to obtain prior Planning Permission from the Council.
2. The applicant is advised that Schedule 2, Part 3, Class L of the General Development Order 2015, provides for a House in Multiple Occupation (HMO) up to a maximum of six person occupancy only. Should the intended limit exceed six persons you would be required to apply for planning permission for a change of use to sui-generis.

Notes

This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended). It is not a planning permission, and is not a building regulations approval.

It certifies that the use, operations or matter specified in the notice taking place on the land described in the notice was lawful on the specified date and thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.

This certificate applies only to the extent of the development described in this notice and identified on plans referred to in this notice. Any development 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 of the 1990 Act, as amended, which states that the lawfulness of a described development 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.

The notes below set out the rights of the applicants who are aggrieved by the decision of the Local Planning Authority. If you are not the applicant, please make sure that these notes are drawn to her/his attention

Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority not to issue a Certificate of Lawful Development on the terms sought, you may appeal to the Secretary of State for the Environment, Transport and the Regions, under Section 195 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which can be downloaded from the Planning Inspectorate website www.planning-inspectorate.gov.uk or obtained from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, BRISTOL BS1 6PN, Telephone: 0117 372 6372.

The planning Inspectorate have introduced an online appeals service which you can use to make your appeal and you can access this through the Appeals section of the Planning Portal at <https://www.gov.uk/appeal-planning-inspectorate>. Please note the data protection and privacy advice given on the Planning Portal.

The Secretary of State can allow a longer period for the giving of a notice of appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it appears to him that the local planning authority could not reasonably have issued a Certificate of Lawful Development or could not have issued one in the terms sought by the applicant.