



Mr Jonathan Heighway
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34 West Street
Marlow
SL7 2NB

Town and Country Planning Act 1990 (as amended)
The Town and Country Planning (General Permitted Development) Order 2015 (as amended)

Notice of Decision

Appn. Date: 29th June 2023 **Appn. No.:** 23/01580
Type: **Cert of Lawfulness of Proposed Dev**
Proposal: **Certificate of lawfulness to determine whether the proposed single storey side extension and replacement single storey garage is lawful.**
Location: Oak Lodge West End Road Waltham St Lawrence Reading RG10 0NL
Parish/Ward: Waltham St Lawrence Parish/Hurley And Walthams

The Council of the Royal Borough of Windsor and Maidenhead certifies in accordance with Section 192 of the Town and Country Planning Act 1990 (as amended by Section 10 of the Planning Compensation Act 1991) that on 29th June 2023 the development described above in respect of the land as defined by the approved plans listed below was lawful within the meaning of Section 192 of the above Act for the following reasons:

- 1 The proposal is automatically granted planning permission under Article 3 and Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), subject to the conditions specified in those Classes, and an express grant of planning permission is not required.

Approved Plan Reference Number(s):

2011-P-02 version no.: , received on 27 June 2023
2011-P-03 version no.: , received on 27 June 2023

Informatives

1. The applicant is advised that the granting of this certificate does not exempt the need for separate consent under the Town and Country Planning Act 1990 to be obtained where the development would affect protected trees (i.e. those subject to Tree Preservations Orders, Conservation Area controls).
2. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).

3. It certifies that the development specified in the description taking place on the land was lawful on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
4. This certificate applies only to the extent of the development described in the application and to the land shown on the approved plans. 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.

Signed Dated: 6th July 2023

Adrien Waite

Adrien Waite
Head of Planning