



Kylie Garnier-Syme  
5 Oakland Road  
Liverpool  
L19 9DU

Application No: 21LE/1454  
Date Issued: 12 October 2021

PLD

## **TOWN AND COUNTRY PLANNING ACT, 1990**

**(Sections 191 and 192: as amended by Section 10 of the Planning and Compensation Act 1991)**

## **TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995: (Article 24)**

Location: **5 Oakland Road, Liverpool, L19 9DU**

Description: **Application for lawful development for existing hip to gable and dormer extension to rear.**

Applicant: **Kylie Garnier-Syme, 5 Oakland Road, Liverpool, L19 9DU**

Date Valid: **06 September 2021**

In pursuance of its powers under the above-mentioned legislation, the Local Planning Authority on **12 October 2021 GRANTED a certificate of lawfulness for the above-mentioned development in accordance with your application, in accordance with the details specified in the attached schedule.**

(see attached)

**Samantha Campbell**

Head of Planning

**CERTIFICATE OF LAWFULNESS - GRANTED****INFORMATIVES**

1. The development hereby approved shall be carried out in accordance with the following drawings and documents:

(i) Drawing Numbers

02 Existing Plans and Elevations

2. 1. This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act, 1990 (as amended). 2. It certifies that the operations specified overleaf taking place on the land described was lawful, on the specified date and, thus, was not 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 overleaf and to the land specified and edged red on the attached plans. Any operation which is materially different from that described, or which relates to other land may render the owner or occupier liable to enforcement action. 4. The effect of the certification 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.

(Sections 191 and 192: as amended by Section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995: (Article 24)

## NOTES FOR PLANNING DECISION NOTICES

### **OTHER CONSENTS**

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular, if building alterations are involved these may also require consent under the Building Regulations and before commencing work this aspect should be discussed with Building Control (Email: [building.control@liverpool.gov.uk](mailto:building.control@liverpool.gov.uk) Tel: 0151 233 3021 <https://liverpool.gov.uk/buildingcontrol> ). Where a Building Regulations approval is obtained and this requires changes from your planning permission, revised drawings must be submitted to the Planning Department.

### **COMPLIANCE WITH THE PERMISSION/CONSENT**

It is important that this permission/consent is implemented strictly in accordance with the plans approved by the consent. Where a planning permission is granted subject to conditions it is important that these are fully complied with. Non-compliance with the conditions of the permission/consent may well result in a Breach of Condition Notice being served on you or any other appropriate enforcement action required to remedy the breach of planning control.

### **APPEALS TO THE PLANNING INSPECTORATE**

If you are aggrieved by the decision of the city council as local planning authority then you can appeal to the Planning Inspectorate. *Please note, only the applicant possesses the right of appeal.*

If you want to appeal, then you must do so within **six months** of the date of issue of this notice.

The Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate) . The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

If you do not have access to this service, forms can be obtained from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay Bristol, BS1 6PN. (Tel: 0303 444 5334 or e-mail: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)). *You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.*

### **PURCHASE NOTICES**

If the local planning authority or the Office of the Deputy Prime Minister refuses to grant permission to develop land or grants it subject to conditions, the owner may claim in certain circumstances that the land has become incapable of development. In these circumstances, the owner may serve a Purchase Notice on the Council under Part VI of the Town and Country Planning Act 1990, requiring the Council to purchase the owners interest in the land.

### **COMPENSATION**

In certain limited circumstances, a claim must be made against the local planning authority for compensation. The circumstances in which compensation is payable are set out in Parts VI and V of the Town and Country Planning Act 1990.

### **NEW RESIDENTIAL DEVELOPMENT**

In order to ensure that minimum disruption occurs once a development is completed; developers are asked to contact all the public utilities to ensure that adequate services are provided at the outset. In particular developers are asked to contact the Cable TV provider

### **PUBLIC NOTICE – PARTY WALL ETC. ACT 1996**

From the 1 July 1997 any person intending to carry out works affecting party walls or involving excavations for foundations adjacent to a party wall will be required to serve notice on all adjoining owners before work commences.

You are advised to engage the services of a private surveyor to act on your behalf in any formal private

procedures and agreements that you are now required, by The Party Wall etc. Act 1996, to enter into.  
Failure to comply with the Act may result in civil action being taken against you.