

Mr Alistair EWEN  
Lime Tree Designs  
23 FIELDWAY  
LINDFIELD  
RH16 2DD

**Gilian Macinnes**  
**Executive Head of Planning Development**

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01 March 2023

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192 (AS AMENDED BY SECTION 10  
OF THE PLANNING AND COMPENSATION ACT 1991)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015 (AS AMENDED): ARTICLE 39**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT - WA/2022/03108**

Waverley Borough Council hereby certify that on 29/11/2022 the operations described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged black 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 development would fall within the criteria of Class B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and would be lawful.

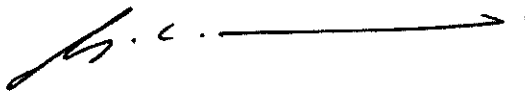
**FIRST SCHEDULE**

Certificate of lawfulness under section 192 for hip to gable and dormer extension with installation of rooflights and alterations to roof space to provide habitable accommodation (as amplified by plans received 22.02.2023).

**SECOND SCHEDULE**

29 HIGH STREET  
ROWLEDGE  
FARNHAM  
GU10 4BT

Yours faithfully



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**Informatives:**

1. The drawing numbers relevant to this decision are:  
Existing Elevations 01 (received 22.02.23);  
Existing Floor Plan 02 (received 22.02.23);  
Proposed Elevations 03 (received 22.02.23);  
Proposed Floor Plans 04 (received 22.02.23);  
Proposed Section 05 (received 22.02.23);  
Proposed Floor Plans 06 (received 22.02.23);  
Site Location Plan

**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 described in the Second Schedule 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 First Schedule and to the land specified in the Second Schedule and identified on the attached plan. 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 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

Most building work requires building regulations approval, which is a separate process to Planning. Our Building Control Team at Waverley are happy to confirm if the work requires a building control application. The building control pages on our website provide lots of useful information about our service. This includes information about the types of projects that come under Building Control, what type of application you should make and frequently asked questions about this process. Please make sure you have checked to see if you need building regulations approval and have applied prior to starting your project.