



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015
(AS AMENDED)

**REFUSAL OF CERTIFICATE OF LAWFUL USE OR
DEVELOPMENT**

Application No: 23/02062/CLD

Name and address of applicant

Mrs Ashleigh Smith
11 St Aidans Grove
Huyton
Knowsley
L36 8JE

Name and address of agent

Malbrean Design 2
60 Elm Road
Seaforth
Merseyside
L21 1BL

Date of Receipt: 27 July 2023

Date Valid: 6 December 2023

FIRST SCHEDULE

CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE ERECTION OF SINGLE STOREY REAR
EXTENSION AND DETACHED OUT-BUILDING

SECOND SCHEDULE

11 St Aidans Grove, Huyton, Knowsley, L36 8JE

In pursuance of their powers under the above-mentioned Act and Order, Knowsley Metropolitan Borough Council as local planning authority HEREBY REFUSE your application, dated 27 July 2023, for a certificate of lawful use or development under Section 192 of the Act, for the development described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate.

The grounds for the Council's decision are as follows:-

1. That a Certificate of Lawfulness be refused.

The application property, as mandated by Condition 8 of the Decision Notice for 95/00385/APP, would not be able to erect an extension, enlargement or physical development through a Certificate of Lawful Development and instead would need to ascertain full Planning Permission. Therefore, the application for a Certificate of Lawful Development should be refused.

Executive Director - Regeneration and Economic Development

On Behalf of: Knowsley Metropolitan Borough Council

Date: 29 January 2024

Notes

1. If you are aggrieved by the decision of the Council to refuse an application for a certificate under sections 191 or 192 of the Town and Country Planning Act 1990 (as amended) or to refuse it in part you may appeal to the Secretary of State under Section 195 of the Act (as amended).
2. Notice of appeal must be given in writing to the Planning Inspectorate, PO Box 326, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS99 7XF. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence must be supplied to the Secretary of State.
3. You are advised to consult the brief official guide to applications and appeals, published by the Department of Communities and Local Government, which is available at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/developmentcertificates.pdf>