

Town and Country Planning Act 1990 : Section 191 and 192

(As Amended by Section 10 of the Planning and Compensation Act 1991)

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

The Merthyr Tydfil County Borough Council hereby declares that on 27th June 2025 the development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate would have been lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

- 1 On the balance of probability, it has been sufficiently demonstrated that the building has been used for residential purposes within Use Class C3 without restriction for a continuous period of at least 10 years. Therefore the proposal does not constitute development that requires planning permission.

Signed:



(Council's authorised officer)

On behalf of Merthyr Tydfil County Borough Council

Date: 13th August 2025

First Schedule :

Certificate of lawful development for an existing second floor flat

Second Schedule :

20 Church Street Merthyr Tydfil CF47 0AY

NOTES

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 in the First Schedule taking place on the land described in the Second Schedule was 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 identified on the attached plan. Any operations which are materially different from that described or which relate to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate 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.