

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 9th April 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 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

- 1 The proposed use of the ground floor as a bakery (A1 Use Class), under Section 55(1) of the Town & Country Planning Act 1990, would not result in a material change in the current use of the ground floor of the building as a bicycle shop (A1 Use Class). 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:

23rd May 2025

First Schedule :

Proposed use as a bakery shop would fall under the existing use class of the premises (Use Class A1)

Second Schedule :

34 Heol S O Davies Georgetown Merthyr Tydfil CF48 1DR

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 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.