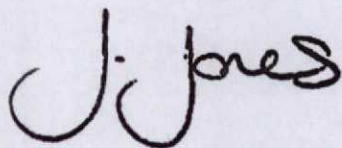


Town and Country Planning Act 1990 : Section 191 and 192
(As Amended by Section 10 of the Planning and Compensation Act 1991)

**REFUSAL TO ISSUE A
CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

The Merthyr Tydfil County Borough Council hereby declares that on the 17th September 2021 the development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this Certificate, was not lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

- 1 The proposed first floor extension does not constitute 'Permitted Development' by virtue of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013. Planning permission is therefore required and a Lawful Development Certificate cannot be issued.



Signed: (Council's authorised officer)

On behalf of Merthyr Tydfil County Borough Council

Date: 11th October 2021

First Schedule :

Single storey extension to rear and first floor infill extension to rear

Second Schedule :

4 Gladstone Terrace Plymouth Street Merthyr Tydfil CF47 0UU

NOTES

Your attention is drawn to the following:-

Appeals to the Welsh Government:

- If you are aggrieved by the decision of the Local Planning Authority to refuse to issue a Certificate of Lawful Use or Development then you can appeal to the Welsh Government under Section 195 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use the Planning Portal (Wales) website (www.planningportal.gov.uk) to complete your appeal.
- The Welsh Government can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Please quote the application number in all correspondence.

Send to