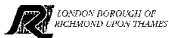


Environment Directorate

Civic Centre, 44 York Street, Twickenham TW1 3BZ
tel: 020 8891 7300 text phone 020 8891 7120
fax: 020 8891 7789
email: envprotection@richmond.gov.uk
website: www.richmond.gov.uk



PLANNING

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE SECTION 192

St Marys University College
C/o INGLETON WOOD
434 London Fruit And Wool Exchange
London
E1 6EX

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:
DC/JRB/05/2750/PS192/PS192

Date: CERTIFIED COPY FOR
21.10.2005

Dear Sir/Madam

**Town and Country Planning Act 1990, Section 192 (as amended)
Town and Country Planning (General Development Procedure Order) 1995 Article 24**

Applicant: St Marys University College

Agent: INGLETON WOOD

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the relevant Orders made thereunder, you have made an application received on **13 September 2005** for a **CERTIFICATE OF LAWFUL USE OR DEVELOPMENT** relating to:

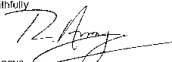
St Marys University College, Waldegrave Road, Twickenham, Richmond Upon Thames, TW1 4SX

for

Change Of Use From Care Taker's Flat To Offices.

You are advised that the above works/use at the premises edged black on the plan attached to this Certificate were/was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the reason(s) given on the attached schedule:

Yours faithfully


Robert Angus
Development Control Manager

Trevor Pugh, Director Environment

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 05/2750/PS192

APPLICANT NAME St Marys University College Waldegrave Road Twickenham Richmond Upon Thames TW1 4SX	AGENT NAME INGLETON WOOD 434 London Fruit And Wool Exchange London E1 6EX
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SITE:

St Marys University College, Waldegrave Road, Twickenham, Richmond Upon Thames.

PROPOSAL:

Change Of Use From Care Taker's Flat To Offices.

The reason(s) and/or Informatives(s) applicable to this application are as follows:

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

U06888 Approval for PS191

INFORMATIVES:

U11731 Decision drawing numbers

PLEASE NOTE:

1. This certificate issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified taking place on the land described above was/would have been lawful on the specified date and thus was not/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 use/operations/matter described and to the land specified and identified on the attached plan. Any use/operations/matter 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 proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of the described use or operation is only conclusively presumed when there has been no material change, before the use of is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 05/2750/PS192

DETAILED CONDITIONS

U06888 Approval for PS191

It is accepted that the accommodation is available for use for purposes ancillary to the overall site's college use and that the change from residential to office use does not result in a material change of use to a planning unit and no planning permission is required.

DETAILED INFORMATIVES

U11731 Decision drawing numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- 81157/201, 81157/101, 81157/102 received on 13 September 2005

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 05/2750/PS192
