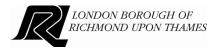**Place Division / Development Management**
Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120

LONDON BOROUGH OF
RICHMOND UPON THAMES

Mr Sam Peacock
ET Planning
200 Dukes Ride
Crowthorne
RG45 6DS

Letter Printed 21 August 2024

FOR DECISION DATED
21 August 2024

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application:	**24/1796/ES191**
Your ref:	ETP240969 Mastercar Ltd, Rea...
Our ref:	DC/SJH/24/1796/ES191/ES191
Applicant:	Mr Gareth Porter
Agent:	Mr Sam Peacock

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 **15 July 2024** for a **CERTIFICATE OF LAWFUL USE OR DEVELOPMENT** relating to:

Rear Of 238 - 240 Sandycombe Road Richmond

for

Certificate of lawfulness [existing] to confirm the buildings within the red line boundary of the submitted site location plan to the rear of 238 Sandycombe Road [drawing number: MBCS23-026/AGA001 Revision P2], have been used in connection with the MOT and car servicing business to the Rear of 240 Sandycombe Road since the year 1999.

You are advised that the above works/use at the premises edged red on the decision drawings specified on the attached schedule were/was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the reason(s) summarised and detailed on the attached schedule.

Yours faithfully

www.richmond.gov.uk/planning
London Borough of Richmond upon Thames
Civic Centre, 44 York Street, Twickenham TW1 3BZ
Tel 020 8891 1411 **Textphone** 020 8891 7120 **Email** envprotection@richmond.gov.uk

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 24/1796/ES191

APPLICANT NAME
Mr Gareth Porter
c/o 200 Duke's Ride
Crowthorne
RG45 6DS

AGENT NAME
Mr Sam Peacock
200 Dukes Ride
Crowthorne
RG45 6DS

SITE
Rear Of 238 - 240 Sandycombe Road Richmond

PROPOSAL
Certificate of lawfulness [existing] to confirm the buildings within the red line boundary of the submitted site location plan to the rear of 238 Sandycombe Road [drawing number: MBCS23-026/AGA001 Revision P2], have been used in connection with the MOT and car servicing business to the Rear of 240 Sandycombe Road since the year 1999.

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

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0187441	Approval for section 191

INFORMATIVES

U0093870	Decision documents

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0187441   Approval for section 191

It has been satisfactorily proven that the existing use has been subsisting for more than ten years at the time of the submission of this application.

DETAILED INFORMATIVES

U0093870   Decision documents

For the avoidance of doubt the decision documents to which this decision refers are as follows:-

o   Appendix 01: Approved Plans Associated with Application 92/0601/FUL.

o   Appendix 02: Statutory Declaration by Mr Gareth Porter

o   Appendix 04 Statutory Declaration by Mr Graham Wallis

o   Appendix 05: Aerial Imagery

o   MBCS23-026/AGA001 Revision P2

All of the above were received on 15 July 2024.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 24/1796/ES191

NOTES:
1.   If you are aggrieved by the decision of the Council to refuse an application for a certificate under Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended) or to refuse in part you may appeal to the Secretary of State under Section 195 of the Act (as amended).
2.   Notices of appeal must be submitted online at www.planninginspectorate.gov.uk or in writing to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN or in Wales to the Secretary of State for Wales, Cathays Park, Cardiff CF1 3NQ. 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 the applications and appeals, published by the department of the Environment and the Welsh Office from which the appeal forms may also be obtained on request.