

PL/19/4137/EU | Certificate of Lawfulness for existing: To confirm that the occupancy conditions (5 and 6) in relation to planning permission ER/1466/68 have been breached for a period of at least 4 years and are therefore no longer enforceable. | Cliveden Stud House Cliveden Road Taplow Buckinghamshire SL6 0HL

The Hitcham and Taplow Society raises objection to this certificate request. The Society has been in existence for some sixty years. It has a main objective to ensure that all development within the district is of the highest standard and preserves the quality of the environment. It represents a significant proportion of the residents of Taplow.

The application is based on the conditions being breached over the last four years and claims that Section 171B(2) of the Town and Country Planning Act 1990 then allows the occupancy conditions to be voided. This is quite incorrect as no change of use has occurred – the property has only ever been in use as a private dwelling. 171B(3) therefore applies, which requires a 10 year proof of breach, which the application does not demonstrate.

Accordingly no certificate can be issued.

As the application clearly provides good evidence of breach over 4 years, we would like your assurance that the admitted breach is immediately referred to Enforcement for action to rectify the breach. Enforcement actions have been made previously relating to other properties on the site in breach of similar covenants. Can Enforcements confirm that all of these properties are currently only occupied in compliance with their covenants.

Roger Worthington, Secretary Hitcham and Taplow Society  
c/o Littlemere, River Road, Taplow SL6 0BB