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Town and Country Planning Act 1990 (Section 192)

Certificate of Lawful Use or Development

Reference: H16-0556-15 **Received:** 17th June 2015

Type: S192 LAWFUL USE CERT

Name: UBS Tritton Property Fund
C/O Deloitte LLP
2 Hardman Street
Spinningfields
Manchester
Greater Manchester
M3 3HF

Agent: Deloitte LLP
2 Hardman Street
Spinningfields
Manchester
Greater Manchester
M3 3HF

Description: Construction of mezzanine floorspace, shopfront alterations and the removal of internal partition walls to Units 46, 47 and 48

Location : Springfields Outlet Centre Units 46, 47, 48
Camel Gate Spalding

South Holland District Council hereby CERTIFY that on the date of the application the use or operations described below would have been LAWFUL within the meaning of Section 192 for the reasons set out below

Schedule 1 - Description of Use or Operation

Construction of mezzanine floorspace, shopfront alterations and the removal of internal partition walls to Units 46, 47 and 48

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Schedule 2 - Land Specified

Springfields Outlet Retail Centre Units 46, 47 and 48, Camel Gate, Spalding (as outlined in red on the attached plan)

Reason for determining the use, operations or other matters to be lawful:

The proposed works will involve the construction of three mezzanine floors, none of which exceed the 200 square metres constituting development. The removal of the internal partition walls constitute works which only affect the interior of a building and do not require planning permission. The shopfront alterations do not constitute development as the alterations are internal to the outlet shopping centre. Planning permission is, therefore, not required in accordance with the terms of Section 55(1) of Town and Country Planning Act 1990 (as amended).

This Certificate applies only to the extent described in Schedule 1 and to the land specified in Schedule 2 and on the attached plan. Any use, operation, or other matter which is materially different from that described, or which relates to other land, may render the owner or occupier liable to enforcement action. For a Section 192 Certificate, the lawfulness is only conclusively presumed where there has been no material change in any relevant matter before the use or operations are begun.

The determined plans are:

3841-057-GA01A received 17 June 2015

3841-057-GA02A received 17 June 2015

3841-57-GA04C received 26 June 2015



Paul Jackson
Planning Manager

6th July 2015

H16-0556-15

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.