

The Planning Inspectorate

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT APPEAL FORM (Online Version)

Appeal Reference: APP/R5510/X/24/3343726

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Company/Group Name

Address

Preferred contact method

Email ☒ Post ☐

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes ☒ No ☐

Name

Company/Group Name

Address

Phone number

Email

Your reference

Preferred contact method

Email ☒ Post ☐

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number (if applicable)

Date of the application	31/08/2023
Did the LPA issue a decision?	Yes ☒ No ☐
Date of LPA's decision	22/03/2024

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes ☐ No ☒

Does the appeal relate to an existing property? Yes ☒ No ☐

Address

126A Green Lane
NORTHWOOD
HA6 1AN

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes ☐ No ☒

E. DETAILS OF THE APPEAL

Please give a precise description of the proposed or existing use, operation or activity as outlined in the application in respect of which a certificate is sought.

THE SUBDIVISION OF 126A GREEN LANE INTO 7 SELF-CONTAINED FLATS

Select the section under which the application was made:

Section 191 ☒

Section 192 ☐

Section 26H ☐

Please state the actual use of the site at the time of application to the LPA. (if not in use, write "nil" and state last known use).

7 self contained flats

Is there an effective enforcement notice on the site? Yes ☐ No ☒

F. REASON FOR THE APPEAL

1. Refused/refused in part to grant a certificate of lawful use or development. ☒

2. Failed to give notice of their decision within the appropriate period on an application for a certificate of lawful use or development. ☐

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations ☐

2. Hearing ☐

3. Inquiry ☒

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

☒ the box below

to hear live evidence under oath or affirmation

(a) How long do you estimate the inquiry will last?

2 day(s)

(b) How many witnesses do you intend to call?

5

(c) Is there any further information relevant to the inquiry which you need to tell us about?

Yes

☐ No

☒

H. APPEAL STATEMENT

The statement is set out in

☒ see 'Appeal Documents' section

I. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes

☐ No

☒

J. SUPPORTING DOCUMENTS

01. The application made to the LPA.

☒

02. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. Please number them clearly and list the numbers here or on a separate sheet.

☒

02. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

☒

03. The LPA's decision (if any).

☒

04. All other relevant correspondence with the LPA.

☐

05. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

☒

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).

☐

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

☐

K. CHECK SIGN AND DATE

(All supporting documents must be received by us within the 8 week time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full grounds of appeal) to the LPA today.

Signature	Mr Ian Coward
Date	03/05/2024 08:34:20
Name	Mr Ian Coward
On behalf of	Mr and Mrs D Khullar

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

L. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full grounds of the appeal) not previously sent as part of the application to the LPA.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

M. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@planninginspectorate.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section:	APPEAL STATEMENT
Document Description:	The Appeal statement.
File name:	GreenLane_ProofofEvidence_IMC.pdf
File name:	appendix 1 Mr Lockie letter Aug 2023.pdf
File name:	appendix 3 Lawful Use - 126a Green Lane - 7.2.24.pdf
File name:	appendix 2 on line account information.pdf
File name:	appendix 4 126A Green Lane advice.pdf
File name:	appendix 5.1 existing plans 2013.pdf
File name:	appendix 5.2 proposed floor plans.pdf
File name:	appendix 5.3 DN extensions.pdf
File name:	appendix 6.1 2013 location plan.pdf
File name:	appendix 6.2 existing plan.pdf
File name:	appendix 6.3 proposed plan.pdf
File name:	appendix 6.5 DAS.pdf
File name:	appendix 6.6 ODR.pdf
File name:	appendix 6.8 condition discharge for two flat conversion.pdf
File name:	appendix 7 PWC -BR -Final Certificate -2 Flats.pdf
File name:	appendix 8 Upper Clapton Nov 2018.pdf
File name:	appendix 6.7 DN for two flats.pdf
File name:	appendix 5.4 ODR extensions.pdf
File name:	LL statement 2 May 2024.pdf
File name:	LS letter.pdf
File name:	Rob Balkin witness statement.pdf
File name:	RB 1 stat declaration.pdf
File name:	RB 2 Flat 1, 126a Green lane.pdf
File name:	RB 3 Flat 2, 126a Green lane.pdf
File name:	Deepak witness statement.pdf
File name:	appendix A KOAP - Instruction.pdf
File name:	Bhavani Witness statement.pdf
File name:	Appendix B KOAP - Order Agreement.pdf
File name:	Flat 2, Studio 4 - Mina.pdf
File name:	RC 2 Flat 1, studio 2 - Samuel.pdf
File name:	RC 3 Flat 1, studio 2 - Anthony.pdf
File name:	RC 4Flat 1, studio 3 - Valentine.pdf
File name:	RC 5 Flat 2, studio 1 - Harry.pdf
File name:	RC 5 Flat 2, studio 2 - Alexandre.pdf
File name:	RC 6Flat 2, studio 1 - Reda.pdf
File name:	RC 7Flat 2, studio 1 - Sara.pdf
File name:	RC 8Flat 2, studio 1 - Joel.pdf
File name:	RC 9Flat 2, studio 2 - Andris.pdf
File name:	RC 10Flat 2, studio 2 - Nikoleta.pdf
File name:	RC 11 Flat 2, Studio 2 - Abira.pdf
File name:	RC 12 Flat 2, studio 3 - Lakshmi.pdf

File name:	RC 13 Flat 2, studio 3 - Christoph.pdf
File name:	RC 14 Flat 2, Studio 4 - James Ryan.pdf
File name:	RC 15 Flat 2, studio 4 - Marc.pdf
File name:	RC 16 Flat 1, studio 1 - Neenu.pdf
File name:	SCH2 Flat 1.1 - Neenu.pdf
File name:	SCH3 Flat 1.2 - Simona.pdf
File name:	SCH4 Flat 1.2 - Samuel.pdf
File name:	SCH1 Flat 1.1 - Ernest.pdf
File name:	SCH6 Flat 1.3 - Ogwang.pdf
File name:	SCH10 Flat 2.1 - Reda.pdf
File name:	SCH13 Flat 2.2 - Andris.pdf
File name:	SCH8 Flat 2.1 - Alexandre.pdf
File name:	SCH14 Flat 2.2 - Nikoleta.pdf
File name:	SCH5 Flat 1.2 - Anthony.pdf
File name:	SCH16 Flat 2.3 - Marcia.pdf
File name:	SCH19 Flat 2.4 - James.pdf
File name:	SCH17 Flat 2.3 - Lakshmi.pdf
File name:	SCH12 Flat 2.1 - Joel.pdf
File name:	SCH9 Flat 2.1 - Harry.pdf
File name:	SCH11 Flat 2.1 - Sara.pdf
File name:	SCH20 Flat 2.4 - Marc.pdf
File name:	SCH18 Flat 2.3 - Chrstopher.pdf
File name:	SCH15 Flat 2.2 - Abira.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. The application made to the LPA.
File name:	ApplicationForm.pdf
File name:	ApplicationFormRedacted.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	location plan.pdf
File name:	PL-001.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02.b. Copies of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	AST - 08.08.2022 to 07.08.2023.pdf
File name:	AST - 08.8.2020 to 07.8.2021 .pdf
File name:	AST - 15.07.2021 to 14.07.2022.pdf
File name:	AST - 23.3.18 to 22.3.19.pdf
File name:	AST - 31.03.2021 to 30.03.2022.pdf
File name:	AST- 01.9.2018 to 31.8.2019 .pdf
File name:	AST -1.08.2018 to 31.07.2019.pdf
File name:	AST- 27.12.18 to 26.12.19.pdf
File name:	AST-01.9.2019 to 31.8.2020.pdf
File name:	AST-02 1.PDF
File name:	AST-03 1.PDF
File name:	AST-03 2.PDF
File name:	AST-03 3.PDF
File name:	AST-03 4.PDF
File name:	AST-04 1.PDF
File name:	AST-04 2.PDF
File name:	AST-07 2.PDF
File name:	AST-8.8.2021 to 7.8.2022.pdf
File name:	AST-11 1.PDF
File name:	AST-09 1.PDF

File name: AST-07 3.PDF
File name: AST-15 1.PDF
File name: AST-15 Nikoleta.PDF
File name: AST-15 2.PDF
File name: AST-15 Nikoleta no 2.PDF
File name: AST-15 Nikoleta.PDF
File name: AST-19.6.21-18.6.22.pdf
File name: AST-19.6.22-18.6.23.pdf
File name: AST-29 2.PDF
File name: AST-30.06.2018 to 29.06.2019.pdf
File name: AST-19.6.23-18.6.24.pdf
File name: AST-061.PDF
File name: AST-071.PDF
File name: AST-Joel.PDF
File name: AST-29 1.PDF
File name: AttachmentSummary.pdf
File name: Check in Inventory andris.pdf
File name: Check in Inventory S.pdf
File name: Check in Inventory .pdf
File name: Check In Inventory 1.3.pdf
File name: AST-NE.PDF
File name: Check in inventory Abira.pdf
File name: Check In Inventory anthony.pdf
File name: Check In Inventory harry.pdf
File name: Check In Inventory joel.pdf
File name: Check In Inventory MP.pdf
File name: Check In Inventory Chris.pdf
File name: Check In Inventory Mina.pdf
File name: Check in Inventory N.pdf
File name: Check inventory james.pdf
File name: Check In Inventory Marcia.pdf
File name: Check Out Inventory andris.pdf
File name: Check in Inventory reda.pdf
File name: Check out Inventory harry.pdf
File name: Check Out Inventory MP.pdf
File name: Checkin Inventory .pdf
File name: CheckIn Inventory laskhami.pdf
File name: Check out inventory N.pdf
File name: Check In Inventory.pdf
File name: Check out Inventory S.pdf
File name: Check Out Inventory.pdf
File name: Check Out Inventoryedr a.pdf
File name: DK Affidavit.pdf
File name: Check Out Inventory Marcia.pdf
File name: Checkout Inventory james.pdf
File name: GreenLane_LDC.pdf
File name: ID - Ernest.pdf
File name: ID - Harry Elliot.jpg
File name: Checkout inventory laskhmai.pdf
File name: Check out Inventory report.pdf
File name: CHECKO1.PDF
File name: CheckIn Inventory.pdf
File name: CheckOut Inventory.pdf
File name: CHECKI1.PDF
File name: ID - Lakshmi.pdf
File name: ID - Marc Peter.pdf
File name: ID - Marcia.pdf
File name: ID - Neenu Pauley.pdf

File name:	ID - Nikoleta.pdf
File name:	ID - Samuel .pdf
File name:	ID - Sarika.pdf
File name:	ID - Simona.pdf
File name:	ID - Valentina.pdf
File name:	ID .pdf
File name:	ID Chris.pdf
File name:	ID james.pdf
File name:	ID sara.jpg
File name:	ID -Suntharalingam.pdf
File name:	ID -Valentin.pdf
File name:	ID.jpeg
File name:	Id.pdf
File name:	ID-Andris.PDF
File name:	passport reda.jpg
File name:	PL-001.pdf
File name:	Rental Statements.pdf
File name:	Rental Statement 2.3.pdf
File name:	Rental Statement reda.pdf
File name:	Rental Statement alexnadre.pdf
File name:	Rental Statement.pdf
File name:	Rental Statement MP.pdf
File name:	Rental Statements andris.pdf
File name:	Rental Statements james.pdf
File name:	TDS - 08.8.21 to 07.08.22.pdf
File name:	Rental statements.pdf
File name:	TDS - 23.3.18 to 22.3.19.pdf
File name:	TDS - 15.07.2021 to 14.07.2022.pdf
File name:	Rental Statements Marcia.pdf
File name:	TDS - 29.07.2022 to 28.07.2023.pdf
File name:	Rental Statements sarah.pdf
File name:	TDS- 8.8.22 to 7.8.2023.pdf
File name:	Rental Statements joel.pdf
File name:	TDS -2023-2024.pdf
File name:	TDS harry.PDF
File name:	Rental Statements anthony.pdf
File name:	Rental statements Ogwang.pdf
File name:	TDS-04 1.PDF
File name:	Rental Statements abira.pdf
File name:	TDS-04 2.PDF
File name:	Rental Statements harry.pdf
File name:	TDS-07 1.PDF
File name:	TDS-07 2.PDF
File name:	Rental Statements Chris.pdf
File name:	TDS-07 3.PDF
File name:	TDS-8.8.20 to 7.8.21.PDF
File name:	Rental Statements Nikoleta.pdf
File name:	TDS-09 1.PDF
File name:	TDS-15.PDF
File name:	TDS-19 2.PDF
File name:	TDS-19 1.PDF
File name:	TDS-29 1.PDF
File name:	TDS-29 2.PDF
File name:	TDS-31 read.PDF
File name:	TDS-AL 1.PDF
File name:	TDS-AL 2.PDF
File name:	TDS-AN 1.PDF
File name:	TDS-NI 1.PDF

File name:	TDS-NI 2.PDF
File name:	TDS-SA1.PDF
File name:	TDS-VA 1.PDF
File name:	TDS-VA 2.PDF
File name:	TDS-VA 3.PDF
File name:	TDS-VA 4.PDF
File name:	UPDATE1.PDF
File name:	UPDATE 1.PDF
File name:	updated rental statements Joel.pdf
File name:	updated rental statements.pdf
File name:	updated rental statements abira.pdf
File name:	updated rental statements compressed.pdf
File name:	Valentinerental statements.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. The LPA's decision
File name:	green lane refusal.pdf
File name:	Green lane ODR.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	location plan.pdf
Completed by	MR IAN COWARD
Date	03/05/2024 08:34:20