

# Application for Lawful Development Certificate for an Existing use or operation

## Town and Country Planning Act 1990 (as amended)

### Publication of applications on planning authority website

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions. If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Address Line 1

74 Bridge Road

Address Line 2

-

Address Line 3

-

Town/City

Uxbridge

County

-

Postcode

UB8 2QW

Description of site location must be completed if postcode is not known:

Easting (x)

505322

Northing (y)

183392

Description of site location

-

# Applicant Details

## Name/Company

Title

Mr & Mrs

First Name

R & J

Surname

Flegg

## Address

Address Line 1

74 Bridge Road

Address Line 2

-

Address Line 3

-

Town/City

Uxbridge

County

-

Country

-

Postcode

UB8 2QW

**Are you an agent acting on behalf of the applicant?**

Yes

No

## Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

## Agent Details

### Name/Company

Title

-

First Name

Martin

Surname

Gaine

Company Name

Just Planning

### Address

Address Line 1

42 Hampstead House

Address Line 2

176 Finchley Road

Address Line 3

-

Town/City

London

County

-

Country

-

Postcode

NW3 6BT

## Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

## Site Information

Site Area

104.29 sq. metres

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in [Greater London under Section 346 of the Greater London Authority Act 1999](#). [View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title Number(s)

Unregistered

### Has EPC Certificate

Yes

No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

-

## Site Information

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Title Number(s)

Unregistered

## Has EPC Certificate

- Yes  
 No

## Reason for Certificate

### Reason for applying for this certificate

- The existing use of the land or buildings is lawful  
 Some existing building works are lawful  
 Some failure to comply with any condition or limitation subject to which planning permission has been granted is lawful

Use class

C3

Description of the existing use, building works or activity for which a certificate is sought

Residential C3

## Grounds for Certificate

### Grounds applicable to operations or activities commenced before 25 April 2024

- The use began more than 10 years ago  
 The breach of a condition occurred more than 10 years ago  
 The use began within 10 years ago but there has been no permission for the change of use and no enforcement action has been taken  
 The building works were substantially completed more than 4 years ago  
 Other

### Grounds applicable to operations or activities commenced on or after 25 April 2024

- The use began more than 10 years ago  
 The breach of a condition occurred more than 10 years ago  
 The use began within 10 years ago but there has been no permission for the change of use and no enforcement action has been taken  
 Other

Other grounds details

The change of use occurred more than 4 years ago

**Does this application relate to the failure to comply with a condition or limitation on a planning permission?**

- Yes
- No

Why the use, operations or activity described in this application is lawful and why a certificate should be granted

The change of use occurred more than 4 years ago

## Supporting Information

Date the use, operations or activity began

01/07/2021

**Has the use, operations or activity been interrupted or discontinued?**

- Yes
- No

**Has there been any material change in the use of the premises since the date referred to above?**

- Yes
- No

**Does this application relate to residential uses?**

- Yes
- No

## Section A – Proposed

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### Housing Categories

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

#### Market Housing

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##### Flats / Maisonettes

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
1	1	0	0	0	2

##### Market Housing Totals

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
1	1	0	0	0	2

## Section B – Existing

### Housing Categories

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

#### Market Housing

##### Houses

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
0	0	1	0	0	1

##### Market Housing Totals

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
0	0	1	0	0	1

## Section C – Overall Totals

	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
Proposed	1	1	0	0	0	2
Existing	0	0	1	0	0	1
Net Gain/Loss	1	1	-1	0	0	1

## Further information about the Proposed Development

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What is the Gross Internal Area to be added to the development?

0 m<sup>2</sup>

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

## Parking

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Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Vehicle Type	Existing Spaces	Proposed Spaces	Difference
Cars	1	1	0

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

Agent

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.  
For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

**Do any of the above statements apply?**

- Yes
- No

## Interest in the Land

**Please state the applicant's interest in the land**

- Owner
- Lessee
- Occupier
- Other

## Ownership Certificates and Agricultural Land Declaration

**Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)**

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

**Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?**

- Yes
- No

**Is any of the land to which the application relates part of an Agricultural Holding?**

- Yes
- No

## Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\*"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Agent

Title

-

First Name

Martin

Surname

Gaine

Declaration Date

14/05/2026

## Declaration Made

Yes

No

## Declaration

I/We hereby apply for Application for Lawful Development Certificate for an Existing use or operation as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I / We agree to the outlined declaration

Signed

Martin Gaine

Date

14/05/2026