

Application for a Lawful Development Certificate for an Existing use or operation
or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 as amended by section 10 of
the Planning and Compensation Act 1991.

Town and Country Planning (General Development Procedure) Order 1995

Publication of applications on planning authority websites

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR	First name:	VINAY		
Last name:	RAVAL				
Company (optional):					
Unit:		House number:	17	House suffix:	
House name:					
Address 1:	CEDAR DRIVE				
Address 2:	PINNER				
Address 3:					
Town:					
County:	MIDDLESEX				
Country:	ENGLAND				
Postcode:	HA5 4BY				

2. Agent Name and Address

Title:		First name:			
Last name:					
Company (optional):					
Unit:		House number:		House suffix:	
House name:					
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Country:					
Postcode:					

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:	46	House suffix:	
House name:	1ST FLOOR				
Address 1:	GREEN LANE				
Address 2:					
Address 3:					
Town:	NORTHWOOD				
County:	MIDDLESEX				
Postcode (optional):	HA6 2QB				
Description of location or a grid reference. (must be completed if postcode is not known):					
Easting:		Northing:			
Description: 1ST FLOOR ABOVE SHOP					

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

A case for enforcement action was opened and the closed. Mr Murray visited the property whilst the stripping out of the office/storage/staff kitchen area of the shop, located on the 1st floor was taking place. We were subsequently advised no action would be taken as the change of use was allowable under Permitted Development Part G. He witnessed the change of use being undertaken and advised that the future application for a Lawful Development Cert could be sought.(email thread attached)

5. Lawful Development Certificate - Interest In Land

Please state the applicant's interest in the land:

Owner: ☒ Yes ☐ No Lessee: ☐ Yes ☐ No Occupier: ☐ Yes ☐ No

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of the application	
		Yes	No
		☐	☐

If No to all the above, please give name and address of anyone you know who has an interest in the land:

Name	Address	State the nature of their interest (if known)	State whether they have been informed about this application		If No, please explain why not
			Yes	No	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	

6. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff (c) related to a member of staff
(b) an elected member (d) related to an elected member

Do any of these statements apply to you?

☐ Yes

☐ No

If yes please provide details of the name, relationship and role

7. Description of Use, Building Works or Activity

Please state for which of these you need a lawful development certificate/building works (you must tick at least one option):

- An existing use: ☒ Yes ☐ No
- Existing building works: ☐ Yes ☐ No
- An existing use, building work or activity in breach of a condition: ☐ Yes ☐ No

Being a use, building works or activity which is still going on at the date of this application

If Yes to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to:

Change of Use from E1(1st floor auxiliary use space)
to C3(self-contained dwelling)

8. Description of Existing Use, Building Works or Activity

What is the existing site use(s) for which the certificate of lawfulness is being sought? Please fully describe each use and state which part of the land the use relates to:

The first floor of this building was used as auxiliary accomodation for the shop below. Used as a store, office, staff room/kitchen and WC. It was accessed via a staircase directly from the shop floor.

In 2015 works began to seperate the area from the shop. Only a small area of the 1st floor remains connected to the shop.

All fixtures and fittings related to the shop use were removed and a new sound proof ceiling was installed along with a general tidy up, ready for change of use and conversion to residential use.

9. Grounds For Application For A Lawful Development Certificate

Please state under what grounds is the certificate sought (you must tick at least one box):

- ☐ The use began more than 10 years before the date of this application.
- ☐ The use, building works or activity in breach of condition began more than 10 years before the date of this application.
- ☒ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years.
- ☐ The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- ☐ The use as a single dwelling house began more than four years before the date of this application.
- ☐ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details:

If applicable, please give the reference number of any existing planning permission, lawful development certificate or enforcement notice affecting the application site. Include its date and the number of any condition being breached:

Reference Number: Condition Number: Date (DD/MM/YYYY):
(must be pre application submission)

Please state why a Lawful Development Certificate should be granted:

The change of use from A1 to C3 is evident. I have attempted to provide evidence of the previous use class. Your records will show the case details from the incorrect enforcment action to confirm.

10. Information In Support Of A Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed: (date must be pre-application submission) (DD/MM/YYYY)

In the case of an existing use or activity in breach of conditions has there been any interruption? ☐ Yes ☒ No

If Yes, please provide details of the dates, duration and any discontinuance of the development which is the subject of this application. If your application is based on the claim that a use or activity has been ongoing for a period of years, please state exactly when any interruption occurred:

Whilst the intended change of use began in 2015, works have continued, with issues relating to utilities and financial constraints. The flat could be considered finally habitable in 2020 due to lack of water/heat until then. I have included a quotation/invoice for the works to strip the office/store. Also in early 2016 a professional survey was undertaken. The document stipulated the ongoing change of use (see 3.3 on page 4)

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought? ☐ Yes ☒ No

If Yes please provide details:

10. Information In Support Of A Lawful Development Certificate (Continued) - Residential Information

Does the application for a Certificate relate to a residential use where the number of residential units has changed? ☒ Yes ☐ No
If Yes, please complete the following table:

Proposed Housing							Existing Housing						
Market Housing	Number of Bedrooms					Total	Market Housing	Number of Bedrooms					Total
	1	2	3	4+	Unknown	1		2	3	4+	Unknown		
Houses						a	Houses					a	
Flats & Maisonettes	1					1	Flats & Maisonettes					b	
Live-Work Units						c	Live-Work Units					c	
Cluster Flats						d	Cluster Flats					d	
Sheltered Housing						e	Sheltered Housing					e	
Bedsit/Studios						f	Bedsit/Studios					f	
Unknown						g	Unknown					g	
Market Housing Total (a + b + c + d + e + f + g) =						1	Market Housing Total (a + b + c + d + e + f + g) =						E
Social Rented Housing	1	2	3	4+	Unknown		Social Rented Housing	1	2	3	4+	Unknown	
Houses						a	Houses					a	
Flats & Maisonettes						b	Flats & Maisonettes					b	
Live-Work Units						c	Live-Work Units					c	
Cluster Flats						d	Cluster Flats					d	
Sheltered Housing						e	Sheltered Housing					e	
Bedsit/Studios						f	Bedsit/Studios					f	
Unknown						g	Unknown					g	
Social Rented Housing Total (a + b + c + d + e + f + g) =						B	Social Rented Housing Total (a + b + c + d + e + f + g) =						F
Intermediate Housing	1	2	3	4+	Unknown		Intermediate Housing	1	2	3	4+	Unknown	
Houses						a	Houses					a	
Flats & Maisonettes						b	Flats & Maisonettes					b	
Live-Work Units						c	Live-Work Units					c	
Cluster Flats						d	Cluster Flats					d	
Sheltered Housing						e	Sheltered Housing					e	
Bedsit/Studios						f	Bedsit/Studios					f	
Unknown						g	Unknown					g	
Intermediate Housing Total (a + b + c + d + e + f + g) =						C	Intermediate Housing Total (a + b + c + d + e + f + g) =						G
Key Worker Housing	1	2	3	4+	Unknown		Key Worker Housing	1	2	3	4+	Unknown	
Houses						a	Houses					a	
Flats & Maisonettes						b	Flats & Maisonettes					b	
Live-Work Units						c	Live-Work Units					c	
Cluster Flats						d	Cluster Flats					d	
Sheltered Housing						e	Sheltered Housing					e	
Bedsit/Studios						f	Bedsit/Studios					f	
Unknown						g	Unknown					g	
Key Worker Housing Total (a + b + c + d + e + f + g) =						D	Key Worker Housing Total (a + b + c + d + e + f + g) =						H
Proposed Housing Grand Total (A + B + C + D) =						1	Existing Housing Grand Total (E + F + G + H) =						0

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 1