

Lawful Development Certificate (Proposed) – Supporting Statement

Address: Raj Barbers Limited, 40 Joel Street, Northwood Hills, Northwood, England, HA6 1PA

Proposal: Subdivision of existing commercial unit (barber shop) to form a front retail unit and rear office unit. No external alterations proposed.

1. Introduction

This Supporting Statement accompanies an application for a Lawful Development Certificate (Proposed) under Section 192 of the Town and Country Planning Act 1990. The application seeks confirmation that the proposed internal subdivision of the existing premises at 40 Joel Street, Northwood Hills—currently occupied by Raj Barbers Limited—constitutes lawful development.

The proposal involves only internal works to reconfigure the unit into two planning units (front shop and rear office), both falling within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). No external changes are proposed, and the existing main entrance door will remain unaltered.

2. Site and Existing Use

The application site forms a long-established ground-floor commercial premises on Joel Street, operating as Raj Barbers Limited (Class E). The use has been continuous and established for several years, with no evidence of any enforcement history or unlawful development. The unit forms part of an established local parade comprising retail, commercial, and professional services typical of a district centre.

The building itself is permanent and long-standing. No breaches of planning control relating to its construction or use are known. Accordingly, the existing use and the existing building are lawful.

3. Description of the Proposed Works

The proposal is limited to internal alterations only, consisting of:

- Creation of two internal units within the existing floor space
- A front retail unit (Class E – shop)
- A rear office unit (Class E – office)
- Addition of two internal doors to provide access to each subdivided area

- Continued use of the existing single front entrance, with no external changes to doors, windows, or elevations

No structural or external works form part of the proposal.

4. Relevant Planning Law and Assessment

4.1 Internal Works (Not Constituting Development)

Under Section 55(2)(a) of the Town and Country Planning Act 1990, internal alterations to a building do not constitute “development” where they do not materially affect the external appearance of the building. As this proposal is exclusively internal, and no external alterations are proposed, the physical works fall outside the definition of development requiring planning permission.

4.2 Subdivision Within the Same Use Class

The existing use is Class E, and both resulting uses—shop and office—also fall within Class E. Subdivision of a planning unit is lawful where:

- It does not create a change of use to a different use class, and
- It does not involve operational development requiring permission.

As the entire building remains in Class E, there is no material change of use for planning purposes.

Therefore, the proposed subdivision does not constitute development requiring planning permission.

4.3 No External Alteration

The absence of any changes to the building’s exterior ensures that no planning considerations related to design, character, conservation, or amenity are engaged.

5. Justification for Granting a Lawful Development Certificate

A Lawful Development Certificate should be granted because:

1. The existing use as a barber shop within Class E is lawful, long-established, and unencumbered by enforcement action.
2. The proposed uses (shop and office) remain within Class E, meaning no change of use occurs.
3. The proposal involves internal works only, which are specifically excluded from the definition of development under Section 55(2)(a) of the 1990 Act.

4. No external alterations are proposed, meaning no operational development requiring permission is triggered.
5. The proposal fully complies with relevant planning legislation, and planning permission is not required.

Accordingly, the Local Planning Authority is respectfully invited to confirm the lawfulness of the proposed development through the grant of a Lawful Development Certificate (Proposed).

6. Conclusion

The proposed subdivision of the existing commercial premises at 40 Joel Street, Northwood Hills represents lawful internal reconfiguration that does not constitute development requiring planning permission. Both existing and proposed uses fall wholly within Class E, and no external modifications are proposed.

For the reasons set out in this statement, it is concluded that the proposal satisfies the legal requirements for the issue of a Lawful Development Certificate.