

Application for a Lawful Development Certificate for a Proposed use or development.  
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and  
Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

**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.

**1. Site Address**

|  |               |
|--|---------------|
| Number   | 11            |
| Suffix   |               |
| Property name  | Portland      |
| Address line 1   | Spencer Walk  |
| Address line 2   |               |
| Address line 3   |               |
| Town/city  | Rickmansworth |
| Postcode   | WD3 4EE       |
| Description of site location must be completed if postcode is not known: |               |
| Easting (x)  | 505218        |
| Northing (y)   | 195573        |
| Description  |               |

**2. Applicant Details**

|                |                 |
|----------------|-----------------|
| Title          | Mr              |
| First name     | Peter           |
| Surname        | Maher           |
| Company name   |                 |
| Address line 1 | Portland        |
| Address line 2 | 11 Spencer Walk |
| Address line 3 |                 |
| Town/city      | Rickmansworth   |

## 2. Applicant Details

Country

Postcode

WD3 4EE

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

No Agent details were submitted for this application

## 4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

A base will need to be established on which the garden room will stand. Part of that base already exists as it is under the shed that needs replacing

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes ☒ No

Has the proposal been started?

☐ Yes ☒ No

## 5. Grounds for Application

### Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

I understand after speaking with the duty officer that the garden room we want to purchase is allowable under permitted development as its a dual pitch building not exceeding 4 metres high and it will be located at least 2 metres from the garden boundaries. The Three Rivers planning department said I should apply for a Certificate of Lawful Development as they could not confirm that the floor footprint, 22.53m2, fell within the rules. They said this was not within their remit to comment on  
The garden room will partly sit on the site of a shed we need to replace

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

I attach the specification of the room we would like to purchase:

Floor plan  
Axis A dimensions  
Axis B dimensions  
Axis 1 dimensions  
Base plan dimensions  
Axis 2 dimensions

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other

Other

I understand this comes under Class E

### Information about the proposed use(s)

## 5. Grounds for Application

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other

Other

Comes under Class E

Is the proposed operation or use

☒ Permanent ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The room will comply with the permitted development height and location rules and will replace an existing shed. The new room will be used to store garden equipment from the shed that needs to be replaced but will also be used to house an exercise bike and or rowing machine.  
The room will be sited at the end of the garden and will be unobtrusive

## 6. 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?

- ☐ The agent  
☒ The applicant  
☐ Other person

## 7. 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):**

**Officer name:**

|            |                        |
|------------|------------------------|
| Title      | Duty Officer -Planning |
| First name |                        |
| Surname    |                        |
| Reference  |                        |

Date (Must be pre-application submission)

15/03/2021

Details of the pre-application advice received

It was confirmed in a telephone conversation with the officer on 15th March that the proposed room met the height and location requirements to be allowed under the permitted development rules but they could not comment on the sqm of the floorplan as that was not within their remit

## 8. 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

## 8. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

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?

## 9. Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner  
☐ Lessee  
☐ Occupier  
☐ Other

## 10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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. ☒

Date (cannot be pre-application)

16/03/2021