

For Office use only

Date received:

Date valid:

Fee paid:

Application No:

**Planning Department**

PO Box 14941, London W5 2HL



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 (as amended)

**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.

## 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".

Number

72

Suffix

Property Name

Address Line 1

Devon Close

Address Line 2

Address Line 3

Ealing

Town/city

Perivale

Postcode

UB6 7DR

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

Easting (x)

517450

Northing (y)

183906

Description

Applicant Details

Name/Company

Title

Dependability Ltd

First name

Shirley

Surname

Rawling

Company Name

Dependability

Address

Address line 1

72 Devon Close

Address line 2

Perivale

Address line 3

Greenford

Town/City

Country

United Kingdom

Postcode

UB6 7DR

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- ☒ An existing use  
☐ Existing building works  
☐ An existing use, building work or activity in breach of a condition

**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 select the relevant Use Class.

B1 (a) - Office (other than A2)

**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. [View more details on Use Classes.](#)

## Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

72 Devon Close is owned by Dependability Limited.

72 Devon Close is a Residential Property with two reception rooms, four bedrooms. One reception room of this house is used as an office for Dependability's work.

Dependability Limited is a Company owned by Shirley Rawling.

Dependability is a business that provides assessment services to Local Authorities, the NHS and Housing Associations.

The assessments are completed by professional staff off site in the peoples homes that were referred to Dependability by the local authority etc.

Dependability is also registered with the Care Quality Commission (CQC) and provides care services mainly in Hertfordshire to elderly people in their own homes.

There are two people that work from 72 Devon Close in one room, less than 10% of the overall space available and they:

- 1) Quality check work to be returned to the Local Authority ,
- 2) Send letters to individuals
- 3) Complete Rotas on a web based application
- 4) Make phone calls to staff and service users
- 5) Return work via e-mail to the Local Authorities

Everything is completed via the internet and on the computer.

No meetings happen in the property - these take place with care staff in Hertfordshire.

There are no extra deliveries as such - occasionally from Viking for printer ink and paper.

I would like a Lawful Development Certificate to say it is lawful to complete these activities in 72 Devon Close

## Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- ☐ 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).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- ☐ Yes
- ☒ No

Please state why a Lawful Development Certificate should be granted

I have read all the "change of use" requirements and cannot see that it meets any of these

- is used as a dwelling, where previously it was not
- contains a flat, where previously it did not, or a building containing flats is altered so that there are more or less flats than existed previously
- is used as a hotel or boarding house, where previously it was not
- is used as an institution, where previously it was not
- is used as a public building where previously it was not
- is not an 'exempt building' where previously it was
- which contains at least one dwelling, contains a greater or lesser number of dwellings than it did previously
- is used as a room for residential purposes, where previously it did not
- which contains at least one room for residential purposes, contains a greater or lesser number of such rooms than it did previously
- is used as a shop, where previously it was not
- is a building described in regulation 7(4)(a), where previously it was not

I am re arranging my mortgage and the mortgage lender wish to have confirmation that a legitimate activity is being undertaken in this property, and that it is lawfully being undertaken.

## 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)?

31-05-2018

In the case of an existing use or activity in breach of conditions has there been any interruption?

- ☐ Yes
- ☒ No

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

### Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

- ☐ Yes
- ☒ No

## Site information

**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)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

unregistered

## Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- ☒ Yes
- ☐ No

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

5500-0384-0022-0106-3423

## Further information about the Proposed Development

**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.](#)

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

0.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

## Vehicle Parking

**Please note:** This question contains additional requirements specific to applications within Greater London.

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.](#)

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

- ☒ Yes
- ☐ No

Please provide the number of existing and proposed parking spaces.

**Vehicle Type:**

Cars

**Existing number of spaces:**

2

**Total proposed (including spaces retained):**

2

**Difference in spaces:**

0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

## 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

## Pre-application Advice

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

- ☐ Yes  
☒ No

## Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner  
☐ Lessee  
☐ Occupier  
☐ Other

## 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

## Declaration

I / We hereby apply for Lawful development: Existing use as described in this form and 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 persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Shirley Rawling

Date

03/05/2022