



WARNER

8<sup>th</sup> November 2023

Three Rivers District Council  
Three Rivers House  
Northway  
Rickmansworth  
Hertfordshire  
WD3 1RL

Dear Sir/Madam,

### **Lawful Development Certificate at Cottage Farm, Redhall Lane, Chandler's Cross**

We write with reference to the above site. This letter accompanies an attached application to confirm the Lawful Development Certificate (Existing) in relation to the operation and use of a portion of the site at Cottage Farm, Redhall Lane, for at least the last 20 years.

The application site is situated to the north-east of Rickmansworth and north of Croxley Green, but the site is more physically related to the settlement of Chandler's Cross.

There are several storage containers situated across the site, on the western and eastern portions, with the whole site is also being surfaced with hardstanding. The site does form part of a wider site, that contains several buildings that are utilised for storage and are used similarly to the area of land pertaining to this application. We note from the available online records that the wider site benefits from a 1995 certificate of lawfulness granted use of the site for use as retail/b1/open storage/livery/residential. Indicating that the wider site has been used for retail and wholesale of concrete ornaments and pots and ancillary garden equipment, including use of the barns and yard space. More recently, the site has also been used for open storage and the storage of building equipment.

Access onto the site is achieved via Redhall Lane, which serves this area of land and the wider site.

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It should also be noted that in June 2023 another Certificate of Lawful Existing Use Application (23/0961/CLED) was submitted in regard to the same matters, but this was withdrawn in August 2023. Since this we have sought to gather additional information (which is set out below) to enhance the evidence base and also for additional parties to sign the Statutory Declaration, including a previous tenant and an immediately adjacent neighbour.

For completeness, please also find enclosed the following relevant supporting information, which provides an evidential basis of the operation of the parcel of land being utilised for circa 20 years and has had permanent storage containers for over four years. The commercial operations were as a result of overspill from the wider site. On this basis, it is our view that there should be no dispute with the issuing of the relevant Certificate, which confirms the works are now lawful and immune from any future investigation/intervention from the Council relating to the use as a direct result of the information submitted.

Statutory Declaration signed by Heather Russell

- Appendix 1 –Cottage Farm Declaration Plan
- Appendix 2 –Photographs and Evidence
- Appendix 3 –Site Timeline

Statutory Declaration signed by Nicholas Baker

- Appendix 1 –Cottage Farm Declaration Plan
- Appendix 2 –Photographs and Evidence
- Appendix 3 –Site Timeline

Statutory Declaration signed by Glynn Humphreys

- Appendix 1 –Cottage Farm Declaration Plan
- Appendix 2 –Photographs and Evidence

Statutory Declaration signed by Jim White of Quest Property Construction

- Appendix 1 –Cottage Farm Declaration Plan
- Appendix 2 –Photographs and Evidence
- Appendix 3 –Site Timeline

In light of the above, both Heather Russell and Nicolas Baker are the landowners and live adjacent to the site. Glynn Humphreys is a long-term neighbour of the site, and Jim White is a previous tenant of the land subject to this application.

To clarify, this submission solely relates to the identified portion of land and not the wider site, but reference is made to both areas as they are inherently linked.

In order to enable a decision to be made on the existing lawful use of the site, we have prepared a Statutory Declaration which has been signed by two separate parties who are able to confirm the historic use of the site, with each one being tailored to the party signing the document.

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As part of the Statutory Declaration, a plan has been submitted that sets out the areas that this Certificate pertains to. There is also a table of various image types that range from on-site photographs, to Streetview and aerial images that show the historic use of the site. The physical images themselves have been catalogued, put into chronological order and submitted as part of the evidence base. This has been supplemented with commercial insurance receipts, which the landowner took out on the entire site.

A timeline has also been prepared to show the various businesses that have operated on the site throughout the lifetime of the site and how there has always been a continuous and active use for the site.

In light of the evidence submitted alongside the application and this Statement, we would implore the Council to issue a Certificate of Lawful Development to enable the continuation of the use of the site as has been undertaken over the last 20 years.

Please do not hesitate to contact us, if you have any queries or wish to discuss the application.

Yours faithfully



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