

**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 2010: ARTICLE 35**

Council Reference: D0357.25

CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

The Council of the London Borough of Havering hereby certify that on 12th August 2025 the operations described in the First Schedule to this notice in respect of the land specified in the Second Schedule to this certificate and hatched on the plan attached to this certificate would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

INFORMATIVES

The proposed use would be within the provisions of the Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and no material change of use would have taken place from the current lawful use within Class C3(a) of that Order.

Planning permission will not be required for a use of the nature described as part of the information submitted with this application operating from this address. For avoidance of doubt the applicant is advised that this certificate pertains to the following:

The only activities conducted at the property regarding the business will be administrative tasks and operational management. There will be no customer visits to the premises. Clients will be served via online platforms and telephone communication, ensuring there is no public access to the property.

- No people will be calling at the dwelling in relation to the business.
- No cars or other vehicles would be parked or waiting near the dwelling in relation to the business.
- No signs would be displayed at the site in relation to the business.
- The property's main function will remain as a single family dwelling house.

However, it is worth noting that should the circumstances relating to the business alter in any respect this may change the requirements for planning permission and you should contact the Council for confirmation of these matters. The onus remains on the applicant to ensure that the development is lawful and that the use of the property remains as a single dwelling house.

Schedule 1

Certificate of lawfulness for proposed conversion of the smallest bedroom to office for business

administration purposes ancillary to the main dwelling.

The above decision is based on the details in drawing(s)

Site Location Plan 1:1250

Schedule 2

9 Warden Avenue Romford

Signed:



Authorised Person
On behalf of the London Borough of Havering

Date: 7th October 2025

Notes:

1. This certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the operations specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which are materially different from those described or which relate(s) to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act (as amended) which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change before the use is instituted or the operation begun in any of the matters relevant to determining such lawfulness.

NOTES IN CONNECTION WITH REFUSAL OF APPLICATIONS FOR

CERTIFICATE OF LAWFULNESS OR MODIFICATION TO DESCRIPTION

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or to modify the description, an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House. 2 The Square. Temple Quay. Bristol BS1 6PN or from

the Planning Inspectorate's web site, www.planning.inspectorate.gov.uk

- (2) When submitting the completed appeal form to the Planning Inspectorate, a copy be sent to Planning, London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise these powers unless there are special circumstances which excuse the delay in giving notice of appeal.