

**Evidence to verify the application for a Lawful
Development Certificate
15 Rochester Square, London, NW1 9SA.**

1. The proposed outbuilding is detached, single storey with an overall height that does not exceed 2.5m.
2. The use of the proposed outbuilding as a hobby room is non-residential and incidental to the enjoyment of the main dwelling house.
3. The proposed outbuilding does not contain separate self-contained primary living accommodation and its use is linked to the main dwelling house.
4. The proposed outbuilding will not be situated on land forward of a wall forming the principal elevation of the original dwelling house.
5. When the proposed development is completed the total area of ground around the house covered by buildings, enclosures and containers will not exceed 50% of the total area of land around the original house.
6. The proposed outbuilding will not include the construction or provision of a veranda, balcony or raised platforms (over 300mm).
7. The proposed development is not within the grounds of a listed building.
8. The proposed outbuilding does not have a microwave antenna.
9. As of the 12th October 2010 the properties permitted development rights appear to remain intact. No Article 4 Directions have been issued on the property.
10. No works will take place to RPA of trees with TPO's.

As a result of the above we believe that the proposed works/use are lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended). This proposal constitutes development within the meaning of Section 55 of the Town and Country Planning Act 1990, but by virtue of Article 3 and Schedule 2 of the Town and Country (General Permitted Development) Order 1995 is of a class which is described as PERMITTED DEVELOPMENT and therefore planning permission is not required.