



1 Example Street London SW1A 1AA

LAWFUL DEVELOPMENT CERTIFICATE

On behalf of Example Developments Ltd

Wren

Wren is a trading name of Shonaïke Finance Ltd (Company No. 16406111). Registered office: 3rd Floor, 86-90 Paul Street, London, EC2A 4NE.

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Introduction

1.1 Purpose of this Statement

- 1.1.1 This Statement has been prepared by Wren on behalf of Example Developments Ltd in support of an application for a Certificate of Lawful Development (Proposed) under section 192 of the Town and Country Planning Act 1990 at 1 Example Street, London SW1A 1AA. It sets out the factual and legal basis on which the proposed operations are said to be lawful and therefore not to require an express grant of planning permission.

1.2 The nature of the application

- 1.2.1 An application under section 192 is determined solely on the facts and the relevant law; the planning merits of the proposal are not a relevant consideration. The burden of demonstrating lawfulness rests with the applicant, on the balance of probability. This Statement addresses the facts, which are shown on the accompanying drawings, and the application of the relevant permitted development right to those facts.
- 1.2.2 This is a specimen document; all names, figures and details are illustrative and do not relate to any real site or application.

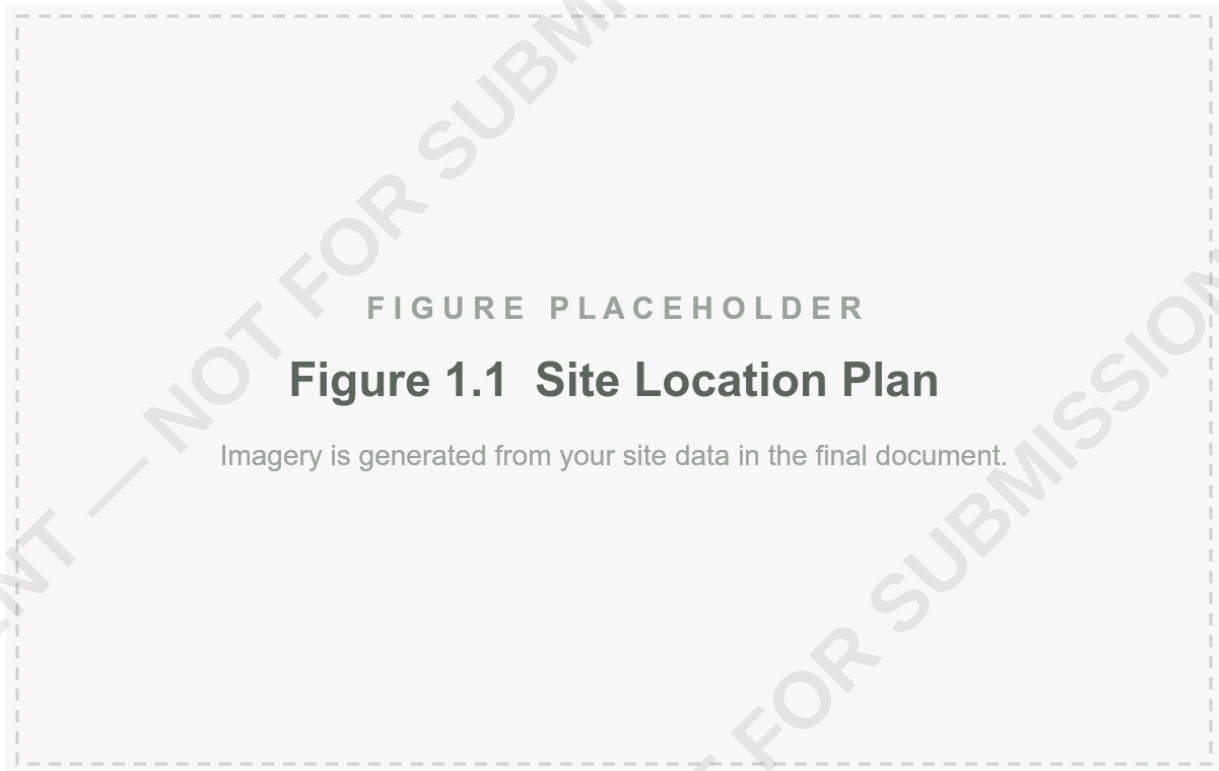


Figure 1.1 Site Location Plan

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The Site and Surroundings

2.1 The Site

- 2.1.1 The Site comprises a two-storey dwellinghouse (Use Class C3) with a rear garden, situated within an established residential street. The dwelling is a single-family dwellinghouse and has not been subdivided into flats, so that the permitted development rights conferred by Schedule 2 to the General Permitted Development Order are, in principle, available to it. The application concerns a proposed single-storey rear extension and associated works said to fall within those rights.

2.2 Relevant planning designations

- 2.2.1 For the purposes of this specimen, the Site is assumed not to lie within a conservation area, area of outstanding natural beauty or other designated land of the kind that restricts permitted development rights, and the dwellinghouse is not listed. No planning condition or Article 4 direction has been identified that removes the relevant permitted development rights, a matter addressed further in the legal assessment below.

FIGURE PLACEHOLDER

Figure 1.2 Aerial Context

Imagery is generated from your site data in the final document.

Figure 1.2 Aerial Context

Source: Mapbox / Maxar

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The Proposed Operations

3.1 Description of the proposed operations

- 3.1.1 The proposed operations comprise the erection of a single-storey rear extension, together with the associated works described on the submitted drawings. The relevant dimensions, which are determinative of the application, are set out in the table below and are taken from the submitted, scaled drawings.

Table 3.1: Key dimensions of the proposed operations

Parameter	Proposed	Relevant limit
Depth beyond original rear wall	3.0 m	4.0 m (detached: 8.0 m)
Height to eaves	2.7 m	3.0 m
Maximum height	3.8 m	4.0 m
Proportion of curtilage covered by buildings	35%	50%

3.2 Factual basis

- 3.2.1 The dimensions above are measured from the original rear wall of the dwellinghouse as it existed on the relevant date, and the works do not extend beyond a wall forming a side elevation of the original dwellinghouse. The materials of the exterior would be similar in appearance to those of the existing dwellinghouse. No part of the extension would be situated on land forward of a wall forming the principal elevation, and the extension is single-storey throughout.

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The Legal Test

4.1 The relevant permitted development right

- 4.1.1 The proposed operations are assessed against the relevant Class of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which permits the enlargement, improvement or other alteration of a dwellinghouse subject to specified limitations and conditions. Each limitation and condition of the Class is considered in turn against the facts set out above and shown on the submitted drawings.

4.2 Application of the test to the facts

- 4.2.1 On the facts, the proposed extension satisfies each of the applicable limitations: it is single-storey; it does not extend beyond the original rear wall by more than the permitted depth; it does not exceed the permitted eaves and maximum heights; it does not exceed the permitted proportion of curtilage coverage; it is constructed of materials similar in appearance to the existing dwellinghouse; and it is not situated forward of the principal elevation. The Site is not on designated "article 2(3) land", so that no additional restriction applies. A review of the planning history has confirmed that no condition has been imposed on any previous permission, and no Article 4 direction is in force, that removes the relevant permitted development rights in respect of the Site.

4.3 Conclusion

- 4.3.1 For the reasons set out above, and on the balance of probability, the proposed operations constitute permitted development under the General Permitted Development Order and do not require an express grant of planning permission. It is respectfully submitted that the Certificate of Lawful Development (Proposed) sought should be granted.

Prepared by

A. Specimen

BA (Hons) MSc MRTPI · Membership No. SPECIMEN
Chartered Town Planner, for and on behalf of Wren

Signed

Date



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This Lawful Development Certificate has been prepared by Shonaïke Finance Ltd for the use of Example Developments Ltd in connection with the applications described at Section 1. It may not be relied upon by any other party or used for any other purpose without the prior written agreement of Shonaïke Finance Ltd. The opinions expressed are given in good faith on the basis of the information available at the date of preparation.