



Planning Potential help secure a property sale by obtaining a Certificate of Lawfulness confirming their status as two independent dwellings

At Planning Potential, we love helping clients make things official—and that's exactly what we did for two self-contained flats at Boileau Road. Our team secured a Lawful Development Certificate in two weeks from validation, confirming their status as independent residential dwellings, separate from a neighbouring adjacent property.

We prepared a detailed application to the London Borough of Richmond upon Thames, providing evidence including statutory declarations, tenancy agreements, utility bills, and planning history. We demonstrated that the flats have been occupied independently since 2006, and that any historical internal connection to adjacent property had been removed, confirming their autonomy.

Although a planning permission in 2003 included a connection with the adjacent property, there was no condition requiring the flats to remain ancillary. Our evidence showed longstanding, lawful independent use, beyond the statutory enforcement period.

The application successfully established the flats' lawful independent use, giving our clients legal certainty. They are now able to sell the property with confidence, with the correct paperwork in place.

Summary of Achievements

- Navigating complex planning history and property use issues
- Providing practical, commercially minded planning advice
- Preparing robust, evidence-based submissions
- Successfully securing legal recognition of property rights and lawful use

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