

Application for a certificate of Lawful Existing use in respect of the continued use of a store and tea hut at Piccadilly wood Colwood lane RH175QQ.

Following conversations with Senior Planning Officer Sarah Guess in 2009 we submitted an Agricultural Determination for a store room with a cheque for £100, which was the fee at the time. After 4 weeks hearing nothing from the Council we went ahead and erected the store as was the rule.

We heard nothing more until Graham Dorrington August 2022(contacting us on a different matter) mentioned the Tea Hut. We informed him the Hut had been there for over 13 years and used by the same person as a tea hut for 12 years. He was satisfied to its longevity and said we could apply for an LDC. At that time there was no point as did not intend to sell the land.

In Nov 2026 planning officer Clare Beauchamp inspected the site and took many photos including photos of the Hut. But didn't come back with any queries.

We have now used the Hut regularly for over 15 years and would now like to legitimise the building at a prospective purchaser's request.

Attached.

- A) Site map
- B) Drawing to scale
- C) Photos

