

Our Ref: 24020

Date: 24 October 2024

Development Management
North Hertfordshire District Council
Gernon Road
Letchworth Garden City
SG6 3JF

Via Planning Portal Ref. PP-13501438

Dear Sir / Madam

Application of Certificate of Lawful Proposed Use or Development at The Cottage, 73 Park Lane, SG3 6PP.

On behalf of our client, Mr Gary Withers ("the applicant"), we are pleased to enclose an application seeking a Certificate of Lawful Proposed Use or Development (CLPUD) under Section 192 (1)(b) of the Town and Country Planning Act 1990 (as amended). The application seeks to confirm that a garage conversion would be lawful under Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In addition to this covering letter, the following documents are enclosed in support of this application:

- Application Form
- 1121 01 (Existing Floor Plans)
- 1121 02 (Existing Elevations)
- 1121 03 (Location Plan & Existing Site Plan)
- 1121 SK10 (Proposed Plans)
- 1121 SK11 (Proposed Elevations)
- 1121 SK12 (Proposed Site Plan)

Site Context

The Cottage is a detached dwelling with associated garages located on the southern side of Park Lane, Old Knebworth. The site is a self-contained residential dwelling separate from Cuckoo Hall. The site is not within a Conservation Area, AONB, National Park or World Heritage Site.

Planning History

On 4 September 2024 a Certificate of Lawfulness was granted for the existing use of outbuilding as a self-contained residential unit under reference 24/01662/LDCE.



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Proposed Development

The proposals presented as part of this application is for the conversion of the existing garage to habitable accommodation and the replacement of the existing garage doors with new windows.

Assessment Against the GPDO

Schedule 2, Part 1, Class A of the GPDO allows for the following:

"The enlargement, improvement or other alteration of a dwellinghouse."

The following paragraphs demonstrate how the proposal meets the criteria set out under Class A.

Permission for use as a dwellinghouse was granted under lawful development certificate application 24/01662/LDCE. There would be no enlargement of the existing dwelling as a result of the proposed development and it therefore meets the qualifying criterion set out under A.1, paragraphs (b) to (k).

The application site is not situated on article 2(3) land and therefore the criterion in A.2 paragraphs (a) to (d) are not relevant.

The proposed materials would include brick and UPVC windows; both of which would be similar in appearance to the existing materials. The proposal would not incorporate any upper floor windows. The proposed development would therefore comply with the conditions set out under A.3 paragraphs (a) to (c).

Summary

As demonstrated above, the proposed conversion of the existing garage to habitable accommodation would comply with the restrictions set out within Schedule 2, Part 1, Class A of the GPDO.

If you have any queries in relation to the submitted material, please do not hesitate to contact me.

Yours faithfully



Sophie Middleton MRTPI

Associate

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