

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	73
Suffix	
Property Name	
Address Line 1	Browning Drive
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Hitchin
Postcode	SG4 0QR

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
519635	229689
Description	

Applicant Details

Name/Company

Title

Mr

First name

Vijai

Surname

Mehar

Company Name

Address

Address line 1

73 Browning Drive

Address line 2

Address line 3

Town/City

Hitchin

County

Hertfordshire

Country

GB

Postcode

SG4 0QR

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The building of an outbuilding, to be constructed of wood on a concrete base, the outbuilding will be 8m x 4.5m. The outbuilding will have an electricity supply, properly insulated to approved building regulations.

The outbuilding will then be linked to our current detached garage from the rear of the garage.

The garage will also be converted to a room.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The area covered by the outbuilding is less than 50%, the building would be standing on a concrete base. The height will not exceed 2.5m.

The garage that will be linked to the outbuilding is detached from the main house.

The garage conversion will be internal work only, it will be converted to current building regulations.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

Other

Other (please specify)

The new outbuilding will be used as a play room, leisure space, used as an office too.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(f) - Creche, day nursery or day centre - Except where including a residential use

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed outbuilding falls within all the guidelines for permitted development.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

NHDC01131379

Date (must be pre-application submission)

05/06/2026

Details of the pre-application advice received

Good afternoon,

Based on the age of the property, I do not believe that the Permitted Development rights have been withdrawn.

You can potentially link the garden room to the garage. This is on the basis that the garage appears to be freestanding and not attached to the main dwelling.

The criteria are found here within Class E: The Town and Country Planning (General Permitted Development) (England) Order 2015

Should you comply, I recommend the submission of a Certificate of Lawfulness. Alternatively, planning permission would be required.

Note: The above is an informal officer opinion. It does not bind the council to a favourable recommendation.

Kind regards,

Thomas Howe

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Vijai Mehar

Date

22/07/2026

Amendments Summary

DOCUMENTS ADDED