

**Correspondence address:**

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000**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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Benjamin

Surname

Jutsum

Company Name

Address

Address line 1

19

Address line 2

Manton Road

Address line 3

Town/City

Hitchin

County

Country

Postcode

SG49NW

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

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)

Proposed Loft conversion and extension

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

Roof Space volume:

Total roof volume extension beyond as-built original design = 48.55m³ [NOTE: Please refer to Document DOC25030001_1, Sheet 2 for roof space calculations. The Property as originally built consisted of a primary hip roof on the principle elevation of the property, with a secondary hip roof over the rear kitchen space; These roof spaces consist of the "as-built original design" of the dwelling. An extension was later added to the rear of the property extending the lounge space, where an additional secondary hip roof was constructed as a roof covering for this extended space. The extension hip roof will be entirely removed during the proposed works, and is therefore disregarded in the extended roof space calculation which has been modelled and calculated for the hip-to-gable section, and dormer conversion volumes. In addition, the proposed front porch roof has also been included as per Roof Space calculations supporting this application as detailed in DOC25030001_1 Sheet 2.

The proposal complies with the Permitted Development Guidance as set out in the Planning Portal website and in the guidance document 'Permitted

Development for householders – Technical Guidance' as set out on the Gov.uk website. The relevant guidance for this proposal is set below and can be found under the heading of Loft Conversion and other alterations.

Class B – additions etc to the roof

A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions: A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses. No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway No extension to be higher than the highest part of the roof Materials to be similar in appearance to the existing house No verandas, balconies or raised platforms Side-facing windows to be obscure glazed; any opening to be 1.7m above the floor Roof extensions not to be permitted development in designated areas Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves The roof enlargement cannot overhang the outer face of the wall of the original house.

Class C – other alterations to the roof

Any protrusion from a roof, for example, for a roof light/window and its frame, will be limited to 0.15m.

Addition of front porch: The ground floor area is compliant with permitted development guidelines on the basis of:

- i) Ground floor area = 2.55m² (<3m²)
- ii) Eaves height = 2.13m (<3m)
- iii) Nearest point of the porch to boundary (side) >2.1m (>2m)

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

DOC25030001, 01 - Proposed Elevations
DOC25030002, 01 - Existing Elevations
DOC25030003, 01 - Site Plan
DOC25030004, 01 - Location Plan
DOC25030005, 01 - Proposed Floor Plans
DOC25030006, 01 - Existing Floor Plans

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

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

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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

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

Benjamin Jutsum

Date

24/03/2025