NORTH HERTFORDSHIRE DISTRICT COUNCIL

Correspondence address:
North Hertfordshire District Council, PO Box 10613, Nottingham, NG6 6DW
Telephone: (01462) 474000
Text Phone: (01462) 474800
DX324201, Nottingham 59

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended
by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First Name:	P	Surname:	ROBINSON
Company name:					
Street address:	5, The Finches				
				Telephone number:	
				Mobile number:	
Town/City:	Hitchin			Fax number:	
Country:				Email address:	
Postcode:	SG4 9PB				

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Antony	Surname:	Perschky
Company name:	ADP Designs				
Street address:	5 WELLINGTON ROAD				
				Telephone number:	07774003695
				Mobile number:	01438311173
Town/City:	STEVENAGE			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	SG2 9RR				a.perschky@btinternet.com

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: 5 Suffix:

House name:

Street address: The Finches

Town/City: Hitchin

Postcode: SG4 9PB

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 519319

Northing: 229265

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land: ◉ a) Owner ○ b) Lessee ○ c) Occupier ○ d) Other

6. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

7. 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 DEVELOPMENT WOULD BE WITHIN THE PERMITTED DEVELOPMENT ALLOWANCE

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

EXISTING & PROPOSED PLANS & ELEVATIONS
EXISTING & PROPOSED BLOCK PLANS
SITE LOCATION

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one: C3 - Dwellinghouses

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one: 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?

Proposed Dormer With Windows

7. Grounds for Application

Using the Planning Portal Volume Calculator :
H x D x L= 2.22 x 3.97 x 8.38m = 36.6m3

PROPOSED TOTAL VOLUME = 36.6m3

Rear Extension - Area = 20.9m²

Dormer - Hanging tiles to match existing

Dormer Flat Roof - To be roofing felt construction

"Velux" windows will not protrude more than 0.15m
beyond the plane of the original roof when measured
perpendicular with the external surface of the original roof.

Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be –
i) obscure-glazed, and
ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

8. 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 descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

PROPOSED REAR EXTENSION, GARAGE CONVERSION & LOFT CONVERSION WITH DORMER WINDOWS

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

9. 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? (Please select only one)

( ) The agent (•) The applicant ( ) Other person

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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. ☑ Date 25/04/2018

Warning:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.