



**North
Herts
Council**

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

Duncan

Surname

Leach

Company Name

Address

Address line 1

8

Address line 2

Radcliffe Road

Address line 3

Town/City

Hitchin

County

Country

United Kingdom

Postcode

SG5 1QG

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)

Replacement of existing garden sheds with a new single storey (height <2.5m) shed structure to house an artist's studio and maintenance workshop

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

Having reviewed the Technical Guidance on Permitted development rights for householders published by the Ministry of Housing, Communities and Local Government in September 2019, it seems that that it is lawful under the "Class E – buildings etc" permitted development rights within the curtilage of a house for both:

- the existing garden shed buildings (which are now past their serviceable life), and
- their proposed replacement with a new shed structure of a slightly larger footprint for use as an artist's studio and maintenance workshop as:
 - the building is required for a purpose incidental to the enjoyment of the dwellinghouse
 - the house was NOT created under the permitted development rights to change use
 - the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) will NOT exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)
 - NO part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse
 - the building will have a single storey
 - the height of the building, including the eaves, will NOT exceed the 2.5m maximum height for a building within 2m of the boundary of the curtilage of the dwellinghouse
 - the building will NOT be situated within the curtilage of a listed building
 - it will NOT include the construction or provision of a verandah, balcony or raised platform with a height of more than 0.3m
 - the proposals are NOT covered by other Classes of the rules on permitted development
 - the curtilage does NOT fall within a World Heritage Site, National Park, AONB or the Broads
 - NO Article 4 Directions are applicable to the property

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

Last relevant planning application for extension to original house on the curtilage in question - 14/02600/1HH

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?

A Lawful Development Certificate should be granted for this proposal as the proposal is lawful under the "Class E – buildings etc" permitted development rights within the curtilage of a house, applying for planning permission would be out of proportion with the impact of works carried out, and the proposals protect the interests of our neighbours and the wider environment and are not of a scale that would require a neighbour consultation scheme

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

Duncan Leach

Date

01/01/2025

