

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	10
Suffix	
Property Name	
Address Line 1	Yeats Close
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Royston
Postcode	SG8 5TE

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

Easting (x)	Northing (y)
535801	242267
Description	

Applicant Details

Name/Company

Title

Mr

First name

Jamie

Surname

Capewell

Company Name

Address

Address line 1

10 Yeats close

Address line 2

Address line 3

Town/City

Royston

County

Country

GB

Postcode

Sg85te

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 proposal comprises the demolition of the existing rear conservatory and the construction of a replacement single-storey rear extension to the existing end-terrace dwellinghouse. The proposed extension will measure approximately 5.11 metres in width across the rear elevation and project approximately 2.48 metres beyond the original rear wall. The extension will have a flat roof with an overall height of approximately 2.5 metres.

The external finish will comprise grey horizontal cladding above a five-course brick plinth to match and complement the existing dwelling. The rear elevation will include one window to the left-hand side and glazed patio doors to the right-hand side, separated by a masonry wall. Internally, the extension will be divided into two rooms, with the left-hand room measuring approximately 2.33 metres in width.

No alterations are proposed to the existing vehicular or pedestrian access to the property. No new access, highway works or street layout are proposed. No additional hardstanding is proposed. Existing boundary treatments will remain unaltered. Existing drainage will be connected into the existing foul and surface water drainage systems as required under the Building Regulations, with any alterations undertaken in accordance with Building Control requirements.

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 property is an existing end-terrace dwellinghouse used as a single private residence (Use Class C3). The proposed works involve the demolition of an existing conservatory at the rear of the property and its replacement with a single-storey rear extension. The conservatory forms part of the existing residential property and has been in lawful residential use. The proposed extension will continue the lawful residential use of the property and will not result in any change of use. The current conservatory is very out dated and doesn't serve a purpose for a family bringing up a young child.

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.

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?

The proposed development is considered lawful as it constitutes permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal comprises the demolition of an existing rear conservatory and its replacement with a single-storey rear extension to an existing end-terrace dwellinghouse.

The proposed extension will project approximately 2.48 metres beyond the original rear wall of the dwelling, span the existing rear elevation (approximately 5.11 metres wide), and have a maximum height of approximately 2.5 metres. The proposal remains within the dimensional limitations of Class A for a single-storey rear extension and does not involve a change of use. The property is not located within a Conservation Area, is not subject to an Article 4 Direction, and Permitted Development rights have not been removed to the applicant's knowledge.

The proposal therefore complies with the relevant provisions of Schedule 2, Part 1, Class A of the GPDO, and a Lawful Development Certificate is requested to confirm that planning permission is not required.

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

Jamie Capewell

Date

05/07/2026