



Construction and Design Solutions

EVIDENCE IN SUPPORT OF APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

Property: Maran Cottage, High Street, Hitchin, SG4 8UB

Re: Application for Lawful Development Certificate (Proposed) – Maran Cottage, High Street, Hitchin, SG4 8UB

Please find enclosed the supporting statement and accompanying evidence for the above application. The proposed works outlined herein fall within the criteria of permitted development, as outlined in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

1. Removal of Chimney & Reinstatement of Basement Windows

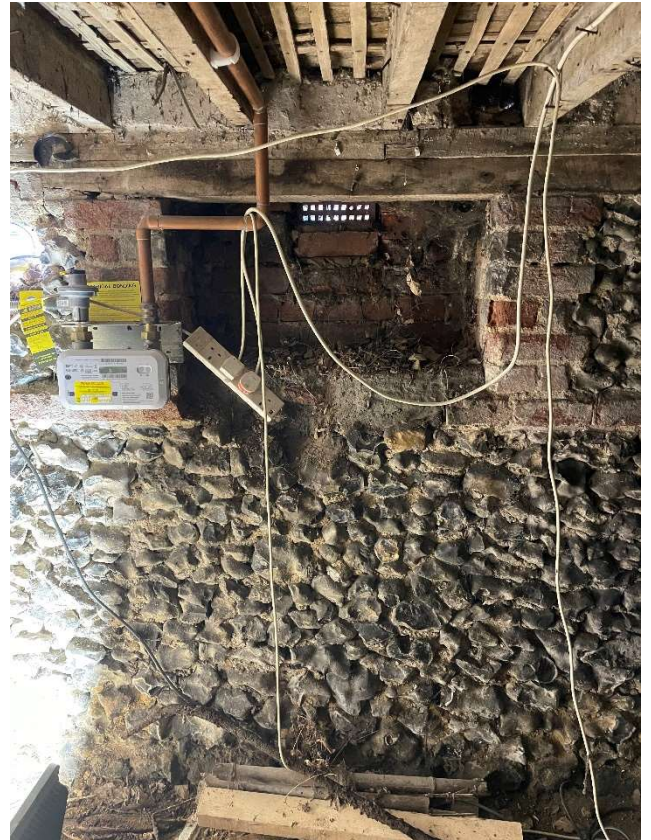
During implementing the previously approved planning permission, it became clear that the lower ground floor (basement) extends the full width of the original property — a detail not fully apparent at the time of the earlier application.

This discovery has allowed for the full internal utilisation of the basement as habitable space. In support of this, the following minor external alterations have been carried out under permitted development:

- Removal of the central chimney: This element was previously confirmed by the local planning authority as permissible under permitted development during discussions related to the approved scheme.
- Reinstatement of three basement windows: These windows, measuring 700mm (width) x 500mm (height), are located within the original openings at lower ground floor level, which were uncovered during works. The reinstated windows are in their original positions and sized in line with the historic reveals.

The windows are modest in scale and highly subservient to the main frontage. They will be fully white UPVC with a single vertical astragal bar, in keeping with the main façade windows, and will utilise the black skirting of the property to provide contrast. This ensures they remain consistent with the main façade's appearance. A low-level front boundary wall offers partial screening from street view and, due to their positioning and scale, they do not materially alter the appearance of the dwelling.

Please see below photographs showing the original reveals, along with existing drawings reflecting the full basement layout.



2. Compliance with Permitted Development Provisions

The proposed works fall within the scope of the following GPDO provisions:

- Class G – Chimney removal: The central chimney has been removed under permitted development.
- Class A – Alterations: The reinstatement of original window openings is a minor change not requiring formal consent.

3. Conclusion

The works described are modest, respectful of the existing character of the property, and consistent with what is allowed under permitted development rights. We therefore respectfully request that a Lawful Development Certificate be granted for the proposed and ongoing works.

Should the case officer require any further information or clarification, we would be happy to assist and provide further evidence as necessary.

Evidence Provided:

Combined Layouts Drawing: RLS-12.1 Existing LDC Alterations

Yours faithfully,
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