NORTH HERTFORDSHIRE DISTRICT COUNCIL

Correspondence address:
North Hertfordshire District Council, PO Box 10613, Nottingham, NG6 6DW
Telephone: (01462) 474000
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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	First Name:	Ben	Surname:	Searle
Company name:					
Street address:	34, Ryders Hill				
	Great Ashby		Telephone number:		
			Mobile number:		
Town/City:	STEVENAGE		Fax number:		
Country:			Email address:		
Postcode:	SG1 6BJ				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	James	Surname:	Batchelor
Company name:	Ashby Design Limited				
Street address:	13				
	Arm and Sword Lane		Telephone number:		01707270077
	Hatfield		Mobile number:		
Town/City:	HATFIELD		Fax number:		
Country:			Email address:		
Postcode:	AL9 5EH				james.batchelor@ashbydesign.co.uk

3. Site Address Details

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

House:	34
Suffix:	
House name:	
Street address:	Ryders Hill
	Great Ashby
Town/City:	STEVENAGE
Postcode:	SG1 6BJ

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

Easting:	526392
Northing:	227292

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 change of one of the existing integral garages to an internal study falls within permitted development. This was confirmed by the duty planning officer @ NHDC on the 1st of March 2018. The property has not lost its permitted development rights nor is there a condition that prohibits altering the garage. There will be 3 parking spaces retained.

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

Please refer to the existing & proposed drawing ref 418.18.10.00.

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?

The proposal falls within permitted development.

7. Grounds for Application

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? ○ Yes ◉ No

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 02/03/2018

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.