

**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

Mrs

First name

Julia

Surname

Sonander

Company Name

Address

Address line 1

28 South View

Address line 2

Address line 3

Town/City

Letchworth

County

Herts

Country

United Kingdom

Postcode

SG63JJ

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

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)

Incorporate the existing sheltered front entranceway into the house, move the front door forward and add a new pitched tiled canopy to provide protection at the front entranceway.

Re-render with a dash render incorporating external insulation with small adjustments to roof on gable ends to fully reproduce the gables with tiled under cloak feature.

See attached document for details.

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

28 South View lies within the Letchworth conservation area. Pre-application correspondence with NHC has suggested that the proposed work, enclosing an open porch entranceway and external insulation, would be considered permitted development, but an application for a Lawful Development Certificate should be obtained to confirm this informal opinion.

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 work that is being proposed is usually considered lawful development and NHC has no additional relevant published guidance relating to these types of works in Letchworth conservation area.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

24/02037/GEN - 28 South View, LGC

Date (must be pre-application submission)

17/09/2024

Details of the pre-application advice received

Question from applicant: We have received consent from the Heritage Foundation to enclose a front covered entranceway which has a floor area of 2m2 in area. The work will involve adding a small section of external wall, relocating a front door forwards (removing the original front door) and adding a tiled canopy to provide rain protection over the new front entranceway. The house, 28 South View, is in the Letchworth conservation area. I have attached the drawing approved by the Heritage Foundation.

Response from NHC: From the looks of your enquiry, a front porch of this scale would likely fall under lawful permitted development. This is my informal opinion. If you would like formal confirmation, I would suggest you apply for a Lawful Development Certificate (LDC).

Question from applicant: Additionally, we are currently exploring the potential for adding external insulation and re-rendering the house. Can you advise if:

- a) External insulation in the Letchworth Conservation area requires NHDC planning permission.
- b) There is any relevant NHDC planning guidance relating to external insulation in the Letchworth Conservation area that we should be aware of when exploring potential solutions.

Response from NHC:

- a) Normally this is covered under permitted development. However, if it is not similar in appearance to the material of the existing façade, then planning permission may be required.
- b) No relevant guidance.

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

Julia Sonander

Date

15/11/2024