

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)
519115	229729

Description

Applicant Details

Name/Company

Title

Mr

First name

Dean

Surname

Griffiths

Company Name

Address

Address line 1

35 Dacre Road,

Address line 2

Address line 3

Town/City

HITCHIN

County

Country

GB

Postcode

SG5 1QJ

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)

A Planning Application to form roof accommodation was approved on 31 July 2023

The Application was for the use of the existing rear roof space as habitable accommodation and was approved with the reference number of 23/01398/FPH.

The proposal related to accommodation entirely within the roof structure.

This Application now submitted for Permitted Development is for the same area but includes for a dormer window to be constructed projecting above the existing roof structure. The roof to the dormer window will be flat covered with green felt sheeting, and the vertical surfaces of the external walls will be covered with tiles to be consistent with the roofing.

The drawings associated with this application are:-

Second floor floor plan - 35DRSF/1

Floors overview plan for the accommodation at ground, first and second floor levels within the whole of the building – 35/DR/FIs/2

Rear Elevation – 35 DR/Rear Elev.

Sections – 35DR/SECT/1

Location Plan – 35DR/RRF/1

Site Plan – 35DR/SP/RearRoof/1.

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

A Planning Application to form roof accommodation was approved on 31 July 2023

The Application was for the use of the existing rear roof space as habitable accommodation and was approved with the reference number of 23/01398/FPH.

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

A Planning Application to form roof accommodation was approved on 31 July 2023
The Application was for the use of the existing rear roof space as habitable accommodation and was approved with the reference number of 23/01398/FPH.

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 proposals that are being submitted are consistent with other properties very close to the site.

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

Informal officer discussions

Date (must be pre-application submission)

15/05/2026

Details of the pre-application advice received

Informal officer discussions have been had by email regarding the proposal. which are understood not to be binding.

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

Dean Griffiths

Date

18/05/2026