

## 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

First name

Jean-Marc

Surname

Eskdale

Company Name

Address

Address line 1

35 The Twitchell

Address line 2

Address line 3

Town/City

Baldock

County

Hertfordshire

Country

GB

Postcode

SG7 6DW

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)

Proposed conversion of existing integral garage into habitable accommodation ancillary to the main dwellinghouse, including replacement of garage door with matching external walling and window(s), insulation and associated internal alterations.

Construction of a single-storey rear extension to the rear elevation of the dwellinghouse as shown on the submitted plans, including associated doors, windows and rooflights.

Materials to match the existing dwellinghouse.

Surface water drainage to connect to the existing drainage system.

No new vehicular access, hardstanding, street layout or means of enclosure are proposed.

All works, dimensions and siting are as indicated on the submitted drawings.

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 lawful dwellinghouse. The integral garage forms part of the lawful residential use of the property. The proposed works comprise alterations and extensions to an existing lawful dwellinghouse and do not involve a material change of use or creation of a separate dwelling.

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?

#### Integral Garage Conversion

The proposed conversion of the integral garage is considered lawful as it does not involve a material change of use.

The property will remain in use as a single dwellinghouse within Use Class C3. The converted garage accommodation will remain ancillary to the enjoyment of the dwellinghouse and will not form a separate planning unit or independent unit of accommodation.

The proposal therefore comprises internal residential alterations to an existing dwellinghouse rather than a change of planning use.

Any associated external alterations are minor in nature and incidental to the residential use of the property.

#### Single-Storey Rear Extension

The proposed rear extension is considered permitted development under Schedule 2, Part 1, Class A of the GPDO.

The proposal complies with the relevant limitations and conditions applicable to a terraced dwellinghouse, including:

- \* the extension is single storey;
- \* the rear projection does not exceed the limitations applicable to terraced houses;
- \* the maximum height and eaves height fall within permitted development tolerances;
- \* the materials will be of a similar appearance to the existing dwellinghouse;
- \* no verandas, balconies or raised platforms are proposed; and
- \* the proposal does not extend beyond a wall forming the principal elevation.

The proposal also remains within the allowable site coverage limitations under the GPDO.

#### Permitted Development Rights

To the best of my knowledge and based on the planning history available, permitted development rights affecting the proposed development have not been removed by planning condition or Article 4 Direction.

#### Conclusion

The proposed development constitutes lawful development under the provisions of the GPDO and it is therefore respectfully requested that a Lawful Development Certificate be granted.

## 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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

I booked a Planning Guidance consultation via the planning portal and was advised the works to be carried out at my property do not require planning permission and I should apply for a lawful development certificate.

## 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

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

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Have they been informed of the application?

- ☒ Yes
- ☐ No

## 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

Jean-Marc Eskdale

Date

21/05/2026

Amendments Summary

I have uploaded new floor plans, roof plans, block plans and elevation plans as well as adjusting the site plan to extend to the highway.