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:	Mrs	First Name:	Vivien	Surname:	Perry
Company name:					
Street address:	32 Stevenage Road				
			Telephone number:		
			Mobile number:		
Town/City:	Knebworth		Fax number:		
Country:			Email address:		
Postcode:	SG3 6NN				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	David	Surname:	Wannerton
Company name:	356 Design Ltd				
Street address:	172A High Street				
			Telephone number:		07902960581
			Mobile number:		01438234711
Town/City:	Stevenage		Fax number:		
Country:			Email address:		
Postcode:	SG1 3LL				drw@356architects.co.uk

3. Site Address Details

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

House: 2 Suffix:

House name:

Street address: Oakfields Road

Town/City: KNEBWORTH

Postcode: SG3 6NS

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

Easting: 525112

Northing: 220537

Description:

4. 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: Mr First name: Tom Surname: Donovan

Reference: Telephone discussion

Date (DD/MM/YYYY): 18/10/2017 (Must be pre-application submission)

Details of the pre-application advice received:

To lodge a Class E application for the outbuilding.

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 current building (detached house) and its garden are a dwelling house. The proposed use is for a gym (ancillary residential use) in the form of an outbuilding, Class E, designed in accordance with the dimensions set out in the Department for Communities and Local Government permitted development for householders Technical Guidance - April 2014.

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

7. Grounds for Application

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 current building (detached house) and its garden are a dwelling house. The proposed use is for a gym (ancillary residential use) in the form of an outbuilding, Class E, designed in accordance with the dimensions set out in the Department for Communities and Local Government permitted development for householders Technical Guidance - April 2014. This form of development is allowable under permitted development rights.

8. 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 descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

Demolition of the existing sheds to be replaced with proposed single storey outbuilding under Class E of Permitted Development.

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 29/01/2018

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.