

**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	145
Suffix	
Property Name	Maran Cottage
Address Line 1	High Street
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Codicote
Postcode	SG4 8UB

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
521840	218040
Description	

Applicant Details

Name/Company

Title

Mr

First name

Darren

Surname

Patel

Company Name

Address

Address line 1

145 Maran Cottage

Address line 2

High Street

Address line 3

Town/City

Codicote

County

Hertfordshire

Country

United Kingdom

Postcode

SG4 8UB

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 *****

Agent Details

Name/Company

Title

Mr

First name

Roy

Surname

Smith

Company Name

RLS CAD Solutions

Address

Address line 1

231 Uxbridge Road

Address line 2

Address line 3

Rickmansworth

Town/City

Essex

County

Country

United Kingdom

Postcode

WD3 8DP

Contact Details

Primary number

***** REDACTED *****

Secondary number

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)

Convirson of garage into a functional office and storage space with WC. The existing structure of the building will remain as existing, new windows and doors are to be installed along with new insulation throughout.

The existing electrical supply to the garage will be adapted to suit new layouts along with all internal fixtures and lighting.

A new water supply is to be installed to the new WC

A new drain pipe is to be installed and connect into the existing private chamber located at the rear of the property.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
- ☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The existing garage is to be converted into a home office space.

Please also refer to the attached change of use application statement

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The current use for the building is for a garage

Please also refer to the attached change of use application statement

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

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 proposal adheres to lawful development guidelines and to the NPPF for use of existing structures to support modern day needs.

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

Change of use application statement

Select the use class that relates to the existing or last use.

Other

Other (please specify)

class E Building

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Change of use

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 adheres to lawful development guidelines as set out in the "Town and Country Planning act"
The proposal is also in accordance with the local policy goals NPPF for use of existing structures to support modern day needs.

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

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

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

Roy Smith

Date

21/11/2024