

For Official Use Only	
Receipt	<input type="text"/>
Date	<input type="text"/>
Amount	<input type="text"/>

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. Site Address

Number	<input type="text" value="30"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Charnock"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Swanley"/>
Postcode	<input type="text" value="BR8 8NL"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="551351"/>
Northing (y)	<input type="text" value="168179"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Steven"/>
Surname	<input type="text" value="Constantinou"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="30"/>
Address line 2	<input type="text" value="Charnock"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="SWANLEY"/>

2. Applicant Details

Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="BR8 8NL"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? Yes No

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

I would like to apply for a 'change of use' of my garage, which is currently a 'non habitable area' and converting it to a multifunction room with toilet/shower facilities. My wife is a hairdresser so we are also looking at the possibility from July 2022 to work from home as a small proprietor only hairdressing business in a section of the space. This is due to her current rental situation, which has been badly affected by the current Covid pandemic and the current rental agreement is due to expire June 2022. In relation to the question there will be no machinery installed.

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

Currently a residential garage next to my house for storage purposes.

Has the proposal been started? Yes No

5. 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

I consider this existing garage building to be lawful as it is already built which can be seen on the local plans with the work carried out to be internal and no external building required to extend the existing building so it remains the same size.

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. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Change of use

Information about the proposed use(s)

5. Grounds for Application

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

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?

Due to the current pandemic and several lockdowns, having spent more time at home with two teenage boys and one bathroom, the need for more space and bathroom facilities would give us an alternative to moving house. With the possibility that in the future (from July 2022), my wife could work partly mobile and partly from home as a solo hairdresser, with approximately 12-15 max clients visiting the premises weekly. The look of the building will remain residential looking, with no deliveries, business signage and a window replacing the garage door. Neighbours will not be affected by parking as cars can park on my drive.

6. 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

7. 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

Dear Mrs Constantinou

Thank you for your enquiry. Please be aware that we can only confirm whether you will need planning permission for not through an application for a lawful development certificate. This is a legal document which confirms whether planning permission is needed or not.

There are two elements which may need planning permission – the conversion of the garage and the use of it as a working from home business.

The garage conversion on its own may not require planning permission providing that permitted development rights have not been removed to preclude vehicular access to it. You can check this by requesting the decision notice of its original planning history of the property which you can do via our website.

The use of the garage as a business from home may not require planning permission provided that it would be ancillary to the property's primary use as a dwelling. There is not definition as to what constitutes ancillary which depends on hours of operation, number of days in use, number of clients expected and associated parking, traffic, noise and other considerations. Based on the information you have provided it is possible that it could be considered ancillary however we will only be able to confirm this via a Lawful Development Certificate application.

If you require a formal definitive response from us as to whether it would not require planning permission I would suggest that you consider applying for an LDC. However please be aware that if the development would not require planning permission you would not be obliged to apply for one.

There is a statutory neighbour consultation period for planning applications. There is not one for lawful development certificate applications as their purpose is only determine whether permission would be required or not.

Hannah Donnellan

Planning Assistant

Sevenoaks District Council | Argyle Road | Sevenoaks | Kent | TN13 1HG

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff

8. Authority Employee/Member

- (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.

Yes No

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?

9. Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

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 (cannot be pre-application)

03/01/2021