



Brentwood  
Borough Council



Town Hall  
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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	14
Suffix	
Property name	
Address line 1	Holmwood Avenue
Address line 2	
Address line 3	
Town/city	Shenfield
Postcode	CM15 8QS
Description of site location must be completed if postcode is not known:	
Easting (x)	561125
Northing (y)	195481
Description	

**2. Applicant Details**

Title	Mr
First name	Christopher
Surname	Marchant
Company name	
Address line 1	14, Holmwood Avenue
Address line 2	
Address line 3	
Town/city	Shenfield

## 2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="CM15 8QS"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input 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

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="John"/>
Surname	<input type="text" value="Monnoyer"/>
Company name	<input type="text" value="FINELINE DESIGN SOLUTIONS"/>
Address line 1	<input type="text" value="1 Kimpton Avenue"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Brentwood"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CM15 9HB"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

## 4. 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)

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

## 5. Grounds for Application

Information about the existing use(s)

## 5. Grounds for Application

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 proposed hip to gable end roof both sides will add 15.58 cubic metres of additional roof space to the property and the proposed rear dormer will add 29.92 cubic metres of additional roof space which results in a total addition of 45.5 cubic metres of additional roof space. The proposal complies with the limits under Class B, that development is not permitted if the cubic content of the original roof space would increase by more than 50 cubic metres for a semi-detached dwelling. The proposal does not extend beyond the plan of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway, and it does not propose any verandah or balcony.

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

MON-0521-100, 101, 102, 103, 104, 105, 106, 107, 108.

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.

C3 - Dwellinghouses

### Information about the proposed use(s)

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.

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 loft conversion design and proposed materials fall within the permitted development allowances.

## 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

## 8. 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.

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)

15/07/2021