

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"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="The Old Smithy"/>
Address line 1	<input type="text" value="Church Hill"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Finchingfield"/>
Postcode	<input type="text" value="CM7 4NP"/>

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

Easting (x)	<input type="text" value="568632"/>
Northing (y)	<input type="text" value="232862"/>

Description

**2. Applicant Details**

Title	<input type="text" value="Mr and Mrs"/>
First name	<input type="text" value="Giles and Ruth"/>
Surname	<input type="text" value="Stock"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="The Old Smithy, Church Hill"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Finchingfield"/>

## 2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="CM7 4NP"/>
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="Paul"/>
Surname	<input type="text" value="Sheridan"/>
Company name	<input type="text" value="Paul Sheridan Design"/>
Address line 1	<input type="text" value="6A"/>
Address line 2	<input type="text" value="Emson Close"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Saffron Walden"/>
Country	<input type="text"/>
Postcode	<input type="text" value="CB101HL"/>
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 clients own the Old Smithy which is grade II listed. The area on which the garden shed is located is on a separately titled parcel of land which is outside of the curtilage of the listed property.

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

Attached are the freehold H.M. land registry plans which show the 3No. Parcels of land under the ownership of applicants Mr and Mrs StockC: Charges Register

This register contains any charges and other matters that affect the land.

1

(05.06.1997) A Transfer of the land in this title dated 29 May 1997 made between (1) Timothy Edward Ruggles Brise (Vendor) and (2) Richard Michael Welchman and Louise Margaret Alexandra Welchman (Purchasers) contains the following covenants:-

"The Purchasers hereby jointly and severally covenant with the Vendor and the Vendor's successors in title for the benefit of the Vendor's Spains Hall Estate Finchingfield aforesaid that the Purchasers and their successors in title:-

(A) Will within three months from the date hereof construct and forever thereafter maintain in a state of good and sufficient repair a fence of such height and of such materials as shall first be approved in writing by the Vendor or the Vendor's agents (such approval not to be unreasonably withheld) along that boundary of the land shown between the points A - B on the said plan

(b) Will not use the land other than as land ancillary to and as an amenity of The Old Smithy

(c) Will not construct or erect or permit to be constructed or erected on the land or any part thereof any buildings or other structures whatsoever other than garden structures or other outbuildings consistent with and ancillary to the use of The Old Smithy for residential purposes but so that no such outbuildings will be constructed or used as residences or other for the purpose of sleeping accommodation."

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.

Other

Other

Ancillary land and amenity to the dwelling house

### 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.

Please Select...

Is the proposed operation or use

Permanent  Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The structure is a replacement garden shed consistent with ancillary use of the Old smithy and lawfully complies with the description on the land registry charges register.

## 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	<input type="text" value="Ms"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	<input type="text" value="Duty planning phone call"/>

Date (Must be pre-application submission)

Details of the pre-application advice received

## 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)