

Application for a Lawful Development Certificate for a Proposed use or development.  
Town and Country Planning Act 1990

Please complete using block capitals and black ink.

**1. Applicant Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

**2. Agent Name and Address** N/A

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

### 3. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name: **EAST VIEW**

Address 1: **ELY ROAD**

Address 2: **HILGAY**

Address 3:

Town: **DOWNHAM MARKET**

County: **UK**

Postcode (optional): **PE38 8JN**

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

Easting:  Northing:

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).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date DD/MM/YYYY: **LAST CALL 17/2/2023**  
(must be pre-application submission)

Details of pre-application advice received?

**I HAVE MADE A NUMBER OF CALLS TO KINGS LYNN PLANNING FOR ADVICE & GUIDANCE ON ALL ASPECTS OF WHETHER THE EXTENSION(S) FALL(S) WITHIN PERMITTED DEVELOPMENT & HOW TO MAKE THIS APPLICATION. LATTERLY I SPOKE TO LUKE.**

### 5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land?

Owner:  Yes  No Lessee:  Yes  No Occupier:  Yes  No

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of the application	
		Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>

if No to all the above, please give name and addresses of anyone you know who has an interest in the land:

Name	Address	Nature of interest in the land	Have they been informed of the application?		if they have not been informed of the application please explain why not
			Yes	No	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	

## 6. Authority Employee / 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

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  
and/or agent?

Yes

No

If Yes, please provide details of the name, role, and how you are related to them

**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

EXISTING CONSERVATORY (3657mm x 2438mm) IN PLACE WHEN PROPERTY PURCHASED 30/10/21. SOLICITOR WAS SATISFIED OF ITS LEGALITY AT PURCHASE. CONSERVATORY IS SHOWN ON ATTACHED LAND REGISTRY MAP SEARCH SNAPSHOT. DOCUMENT PROVIDED AT TIME OF PURCHASE ADVISED GLAZING ONLY WAS REPLACED IN 2017 TO EXISTING BRICKWORK.

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

1.	LAND MAPSEARCH SNAPSHOT - REGISTRY
2.	
3.	
4.	
5.	

If you consider the existing, or last use is within a 'Use Class', state which one:

C3 (a)

**Information About The Proposed Use(s)**

If you consider the proposed use is within a 'Use Class', state which one:

CLASS A

Is the proposed operation or use:

Temporary  Permanent

If temporary please give details:

Please state why you consider that a Lawful Development Certificate should be granted for this proposal:

THE PROPOSED UTILITY ROOM EXTENSION (3050mm x 2750mm) WILL BE BUILT ON THE SITE OF THE LARGER CONSERVATORY (3657mm x 2438mm) WHICH WILL BE DETACHED. THE PROPOSED UTILITY ROOM IS UNDER 10sq METRES, DOES NOT EXTEND BEYOND 8 METRES TO THE REAR OF A DETACHED BUNGALOW AND IS A FLAT ROOF WHICH DOES NOT EXCEED 4 METRES.

NOTE: AT THIS TIME THE LDC IS ONLY REQUESTED FOR THE UTILITY ROOM EXTENSION. THE THIRD BEDROOM MAY BE BUILT AT A LATER DATE DEPENDING ON COST.

## 8. Description Of Proposal

Does the proposal consist of, or include:

- a. The carrying out of building or other operations?  Yes  No

If Yes to a, 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):

THERE WILL BE NO ALTERATION TO ACCESS, AND DRAINAGE / SOAK AWAY WILL BE CARRIED OUT AS PER ATTACHED PLANS & CURRENT BUILDING REGULATIONS.

- b. Change of use of the land or building(s)?  Yes  No

If Yes to b, 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:

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

- Has the proposal been started?  Yes  No

## 9. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The burden or proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

The original and 3 copies of a completed dated application form:

*Submitted electronically see covering email*

The original and 3 copies of such evidence verifying the information included in the application as you can provide:

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The correct fee:

### 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.

Signed - Applicant

Or signed - Agent

[Redacted Signature]

N/A

Date (DD/MM/YYYY):

19/02/2023 (date cannot be pre-application submission)

#### 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 been issued as a result of such false or misleading information.

### 11. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:  
[Redacted] [Redacted] [Redacted]

Country code: Mobile number (optional):  
[Redacted]

Country code: Fax number (optional):  
[Redacted]

Email address (optional):  
[Redacted]

### 12. Agent Contact Details

N/A

Telephone numbers

Country code: National number: Extension number:  
[Redacted] [Redacted] [Redacted]

Country code: Mobile number (optional):  
[Redacted]

Country code: Fax number (optional):  
[Redacted]

Email address (optional):  
[Redacted]

### 13. 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)  Agent  Applicant  Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:  
[Redacted]

Telephone number:  
[Redacted]

Email address:  
[Redacted]