

## 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Dr

First name

Halina

Surname

Michur

Company Name

### Address

Address line 1

79 Evensyde

Address line 2

Address line 3

Town/City

Watford

County

Hertfordshire

Country

United Kingdom

Postcode

WD18 8WN

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## 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)

Putting up the close-boarded 1.8 m fence and the gate 0.4 m away from the boundary with the pavement. The fence will be similar to the one at 20 Heckford Close.

The fence will be erected on the back of my property behind the evergreen hedging that already has been planted. The management company approved this proposal. The overgrown trees and bushes on the left side of my garage have been removed and the area was cleared according to the agreement with the management company.

Please, see below a copy of an email from the manager:

"Hi Halina,

Hope all is well,

Thank you for taking my call today.

As discussed you are able to do the following:

To remove all the trees and vegetation in the area on the left side of the garage, to make the area clean and tidy

Install a 6ft fence on your boundary line only, however, ensure there is a gap between management/council land and your property, get planning permission to do this is required

Install a gate on your boundary, again seek planning permission

Install new vegetation on your boundary and then have a fence behind it

The aim is to ensure you maintain the area and don't allow the vegetation to overgrow onto the footpath etc.

I hope this clears things up for you.

Thank you.

Kind regards,

Aman

To confirm you are looking to remove the plants that are in that area

Amandeep Kaur

Property Manager"

Management Company Services | Saxon House | 6a St Andrew Street | Hertford | Hertfordshire | SG14 1JA

t 01920 466500 | f 01992 314193 | London Office t 0203 763 2799 | Colchester Office t 01206 589 732

[www.mcsproperty.com](http://www.mcsproperty.com)

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

## 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

There is no change of use - it is a back garden land.

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

79Evensyde\_2022-05-12\_title\_plan\_HD387970\_GOV.UK.

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

C3 - Dwellinghouses

**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.

### Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

**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.

Is the proposed operation or use

- Permanent  
 Temporary

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

Permitted development for my 1.8 m fence and a gate to my back garden.  
To provide security to my house.  
The management company has already approved this proposal.

## 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

## 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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Halina Michur

Date

18/04/2023