



East Herts Council
 Wallfields, Pegs Lane
 Hertford, Herts
 SG13 8EQ
 Tel: 01279 655261

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)
<input type="text" value="540297"/>	<input type="text" value="212984"/>

Description

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Howe

Company Name

Address

Address line 1

Halfway House Farm Stanstead Road

Address line 2

Address line 3

Town/City

Hunsdon

County

Hertfordshire

Country

Postcode

SG12 8PU

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

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)

Single storey rear extension. Porch extension

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

Residential dwelling

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

Residential dwelling. Planning approval ref 3/06/1094/FP

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?

The proposed rear extension and porch extension by nature of their size, dimensions and volume and location are within the criteria set out in the Town and Country Planning (Development Management Procedure) (England)(Amendment) Order 2016, Part 1 Development within the curtilage of a dwelling house Classes A and D for a detached property.

CLASS A - EXTENSION

- a) The dwelling has not been granted only by virtue of changes of use
 - b) The total area of ground covered by buildings within the curtilage of the dwelling will not exceed 50% of the total curtilage.
 - c) The extension height does not exceed the height of the highest part of the roof of the existing dwellinghouse;
 - d) The eaves height does not exceed the height of the eaves of the existing dwellinghouse;
 - e) The extension is not on a principal elevation, nor fronts a highway
 - f) The extension has only a single storey and does not extend beyond the rear wall of the original dwellinghouse by more than 4 metres and does not exceed 4 metres in height;
 - g) The dwelling is not on article 2(3) land, a site of special scientific interest, t
 - h) The enlarged part of the dwellinghouse will not have more than a single storey
 - i) The enlarged part of the dwelling will not be within 2 metres of the boundary
 - j) The enlarged part of the dwelling will not extend beyond a wall forming a side elevation of the original dwellinghouse
 - ja) The total enlargement is not part of an existing enlargement of the original dwellinghouse
 - k) The extension does not consist of or include, a verandah, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and vent pipe, alteration to any part of the roof of the dwelling
 - l) The dwelling is not built under Part 20 of this Schedule (construction of new dwellinghouses).
- A.2 The dwelling is not on article 2(3) land.

A.3 Materials used in any exterior will be of a similar appearance to those used in the construction of the existing dwellinghouse; there are no upper-floor windows and the extension is single storey

CLASS D - PORCH

- (a) Dwelling was not granted by change of use
- (b) Ground area of porch measured externally is less than 3.0 sq m
- (c) No part of the structure is more than 3.0m above ground level
- (d) No part of the structure is within 2m of any curtilage boundary with a highway

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

Terence Burton

Date

25/05/2023