



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

Ms

First name

Susan

Surname

Lewis

Company Name

Address

Address line 1

7 Church St

Address line 2

Harwich

Address line 3

Town/City

Harwich

County

Country

United Kingdom

Postcode

CO12 3DS

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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)

We propose to apply external insulation to the side wall only of the cottage and to clad it with fibre cement lap weatherboard cladding, colour light grey.

We are looking at products such as Cedral, Cladco, Marley, or similar for the cladding.

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

This is not a change of use, the building will remain a dwellinghouse. We do not live there - we own the property and let it out. We would like to insulate the long side wall of the house to improve the energy efficiency of the building. This will help the tenants living there to minimise their heating costs and conserve energy for environmental reasons.

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

Photograph of street view of house showing side wall obliquely and the large metal gates which partially obstruct the view from the street.

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

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

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?

No change of use, no change of access and minimal change in appearance.

No change to the front face of the building on the street.

Minimal impact on the street scene and surroundings.

The wall concerned is hardly seen from the road (see photo supplied) and it overlooks only a yard area used for storage which we ourselves own (leasehold) and the blank side wall of the Harwich Haven Pilot house building adjacent.

Visually the proposed materials would fit sympathetically into the marine/nautical character of Old Harwich and of this sector of the Conservation Area.

We are given informal advice by a Duty Planning Office (email, 19th Oct 2023) that if the appearance of the building was unchanged by the use of render painted white this work would be likely to be considered as Permitted Development.

For practical and aesthetic reasons we would like to clad it with fibre cement lap weatherboard with a woodgrain finish rather than render.

We believe that the pale grey colour proposed would look very similar from the side to a white, whilst being more practical. White would soon become dirty and scruffy, hence our choice of colour.

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 the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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



Date

06/12/2023