

London Borough of Sutton

Planning (Development Management)
 Civic Offices
 St. Nicholas Way
 Sutton SM1 1EA

✉ developmentmanagement@sutton.gov.uk

☎ 020 8770 5000 🌐 www.sutton.gov.uk



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

Mr

First name

King

Surname

To

Company Name

Structure Matters Ltd

Address

Address line 1

18 Strathearn Road

Address line 2

Address line 3

Town/City

Sutton

County

Sutton

Country

Postcode

SM1 2RS

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

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)

Loft conversion work at the property address only.

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

Having applied with the pre-planning application, the advise we received is that the proposed loft conversion is a permitted lawful development.

The volume in the additional roof space is less than 40 cubic metres for the terrace houses. The extension is not fronting to a highway. The proposed material is similar in appearance to the existing house. No part of the extension will be higher than the highest part of the existing roof. The roof extension is also set back at least 200mm from the original eaves.

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

- 238-ST-SK01 Existing Ground and First Floor Plan P1
- 238-ST-SK02 Proposed First and Loft Plan (Option 1) P3
- 238-ST-SK03 Existing and Proposed Roof Plan (Option 1) P3
- 238-ST-SK04 Existing Elevation P1
- 238-ST-SK05 Proposed Elevation (Option 1) P3
- 238-ST-SK06 Existing and Proposed Section (Option 1) P3
- 238-ST-SP01 Existing Site Block Plan P2
- 238-ST-SP02 Proposed Site Block Plan (Option 1) P1
- 238-ST-SP04 Location Plan P2

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?

Having applied with the pre-planning application, the advise we received is that the proposed loft conversion is a permitted lawful development.
The volume in the additional roof space is less than 40 cubic metres for the terrace houses. The extension is not fronting to a highway. The proposed material is similar in appearance to the existing house. No part of the extension will be higher than the highest part of the existing roof. The roof extension is also set back at least 200mm from the original eaves.

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:
unregistered

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- Yes
- No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

23.10	square metres
-------	---------------

Number of additional bedrooms proposed

1

Number of additional bathrooms proposed

1

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRE2023/00146

Date (must be pre-application submission)

31/10/2023

Details of the pre-application advice received

The proposed loft conversion will be a permitted development

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

King To

Date

09/12/2023