



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

Max

Surname

Lee

Company Name

Address

Address line 1

High Park Farm

Address line 2

Cross Lane, Blidworth

Address line 3

Town/City

Mansfield

County

Country

United Kingdom

Postcode

NG21 0LX

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)

-The addition of photo-voltaic solar panel(s) to the detached garage roof, facing to the inside of the plot and visually obscured from neighbors and the public, this work is in progress, but not complete, with one panel in place meeting self-assessment form I requirements.
-The widening of existing side facing ground floor french doors in the lounge, becoming bi-fold doors, to better enjoy the amenity of the patio and garden.
-The widening of the existing access gateway, set back 4.5 meters from the carriageway boundary to its historical width. This work is required to allow access for the building work following the sale and subdivision of the land opposite the gateway. Said subdivision prevents large delivery access using the 6 meter gateway to land opposite to line up and reverse through the current 3 meter gate to the proposal site. The proposal is to widen the access gateway to 4.5 meters, the current width of the driveway. The current height of gates and posts to be maintained.

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

The house was originally built in the 1860s, as the cottage farmhouse of High Park Farm, and has had various alterations over the years. The farmland has been broken up over the years and the current residential equestrian property is what remains.
The current owner only has access to the planning office documentation held at NSDC which appears to give an unbroken line of planning approval, or permitted development, from before the division of 'High Park' from 'High Park Farm' (circa 1979) to the addition of a detached garage and driveway turning area by the current owner in 2015 with no unauthorised development present.

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

The following planning history is already held by NSDC and so is NOT attached, just listed.

6377925 - Barn to be used for storage of roofing materials - refused 07/02/78

6378663 - Double garage for housing two cars - approved 07/08/78

6378832 - Change of use from poultry house to residential - approved 01/05/79 (became High Park with permitted development rights withdrawn)

6380681 - 6ft brick wall to replace wooden fence fronting cross lane - approved 09/07/80 (never commenced)

6381606 - Demolish outbuilding and erect two story residential extension - approved 09/06/81 (plans include rear single story coal house and freezer room)

63901180- Erection of stable building for horses - approved 25/10/90

96/50228 - New garage and private storage building - approved 06/08/96 (not commenced)

EXP/00124/12 - Create a natural surface ménage (PD granted/attached - BC not required)

13/01361 - Detached garage, single story extension, biomass boiler and landscaping of driveway - refused 12/12/13

EXP/00205/14 - addition of detached garage (PD granted/attached, BC approval required and granted 14/06770/DEXBN)

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 completed the NSDC self-assessment forms (A,D,E,F,I all completed scanned and attached), which I believe to fully cover the scope of the proposed work, the outcome led me to believe that the entirety of a previous proposal fell within permitted development. That LDC application was denied, due to issues with the building extension.

This application copies the previous LDC application(23/01667/LDCP), but without the previously requested extension, which the planning officer has said was the only contentious issue.

The building extension is now the subject of a separate planning application PP-12693187v1

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

12 minute telephone call 12:02

Date (must be pre-application submission)

29/11/2023

Details of the pre-application advice received

Reapply for LDC without the building extension, which was the only reason for refusal.
Apply separately for planning permission for the extension and/or, if desired, for an appeal upon the decision

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

Max Lee

Date

01/01/2024