

Planning Services
 Shropshire Council, PO Box 4826
 Shrewsbury, SY1 9LJ
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 Email: customer.services@shropshire.gov.uk
www.shropshire.gov.uk/planning



Shropshire
 Council

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

Caroline

Surname

Morris

Company Name

Address

Address line 1

The Gables, 3 Pant Glas

Address line 2

Address line 3

Town/City

Oswestry

County

Country

United Kingdom

Postcode

SY10 7HS

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

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 intention is to replace the old windows in the property with wooden windows which will be an exact replication of what is already there – including the bars. There will be no change to the look of the house at all as the windows will be new wooden double glazed units which totally replicate the existing windows.

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

We are looking for a Lawful Development Certificate and Ruth Hitchen has advised to apply for this and in discussions has stated that we do not need planning permission as the windows will be the same as the originals.

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?

The intention is to replace the old windows in the property with wooden windows which will be an exact replication of what is already there – including the bars. There will be no change to the look of the house at all as the windows will be new wooden double glazed units which totally replicate the existing windows.

We are looking for a Lawful Development Certificate and Ruth Hitchen(Senior Conservation and Design Officer (North), has advised to apply for this and in discussions has stated that we do not need planning permission as the windows will be the same as the originals.

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

Emails 26.09.23

Date (must be pre-application submission)

26/09/2023

Details of the pre-application advice received

Copy of email 26.09.23 :

Dear Caroline

If the windows are an exact replica of those in the building already then if you want official recognition that you do not require Planning Permission for them (as they are permitted development) you can submit a Lawful Development Certificate. The link below will take you to the "Do I need planning permission" pages of our website. There you will see a section "Can I get confirmation that I don't need permission?" This will then take you through to the pages that should explain what this is and how to apply etc.

If you have any further queries regarding making the application please email the Development Management Technical Support Officers planning.northern@shropshire.gov.uk

I hope this is of assistance.

Kind regards

Ruth

Ruth Hitchen MA - Senior Conservation and Design Officer (North)

Planning Services – Historic Environment Team

Shropshire Council

PO Box 4826

Shrewsbury

SY1 9LJ

Tel: 01743 254641

Email: ruth.hitchen@shropshire.gov.uk

Website: <https://shropshire.gov.uk/environment/historic-environment/>

Information on planning : <https://www.shropshire.gov.uk/planning> or www.planningportal.gov.uk

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

Caroline Morris

Date

10/01/2024