



Regulatory Service – Development Management

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www.cornwall.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

Alun

Surname

Marriott

Company Name

Address

Address line 1

62 Aldenham Avenue

Address line 2

Address line 3

Town/City

Radlett

County

Hertfordshire

Country

England

Postcode

WD7 8HY

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

**** 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)

1. Replacement of existing windows & doors with high performance aluminium-framed system (inc. some reconfigured opes).
2. Loft conversion and upgrade to existing side annex to create additional habitable accommodation, inc. catslide dormer extension to side (south) elevation, enlarged window to side (north) elevation & gable roof extension to rear (east) elevation.
3. Replacement of existing pond at south end of the site with swimming pool along with associated external works & services infrastructure (inc. small pool services outbuilding), utilising assumed historic topographical ground level in that area.
4. Enlargement of existing attic room with full loft conversion, inc. rear (east) dormer window extension & valley box gutter lift.
5. Enlargement of 2 no. existing east-facing gable wall opes to form 2 no. Juliet-type balcony door opes with metal balustrades.
6. Removal of 2 no. redundant chimney stacks.
7. Addition of PV solar panel array to south elevation of main roof.
8. Insertion of two [REDACTED] roof windows to side (north) elevation (to serve two new en-suites).

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

Trenoweth is a well-established, detached, private residential property situated on a large plot.

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

As Existing Plans, Sections, Elevations & 3D Visual/Perspective Drawings As Proposed Plans, Sections, Elevations & 3D Visual/Perspective Drawings.

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?

It is considered that the various proposals which are identified above and on the accompanying drawings fall within the permitted development allowance for a detached private residential property of this nature.

This is supported by the Delegated Officer's report relating to LDC Application No: PA23/04318 (3.08.23) and the subsequent planning approval relating to Planning Application No: PA23/08071 (13.12.23).

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

PA23/04318

Date (must be pre-application submission)

03/08/2023

Details of the pre-application advice received

Delegated Officer's Report relating to initial LDC application (PA23/04318) items.

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

David Holt

Date

21/12/2023