



www.warwickdc.gov.uk

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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

Timothy

Surname

Traynar

Company Name

Address

Address line 1

15 Taylor Ave

Address line 2

Address line 3

Town/City

Royal Leamington Spa

County

Country

United Kingdom

Postcode

CV32 7SA

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 project is in two parts, firstly we are hoping to change the layout of the ground floor including the removal of a structural wall and replacing it with a steel, the removal of two chimney stacks also to be replaced with a steel structure, and then the addition of a non-structural wall to create a division between the kitchen and the front room.

Secondly we are hoping to convert the attic into a third bedroom with a dormer window and en suite. The existing third bedroom in the property would be changed into simply being the bottom of a new set of stairs to the attic. Therefore the house wouldn't have any additional bedrooms, remaining at 3 bedrooms in total but with the third bedroom now in the attic rather than on the first floor.

I have also been advised that I need to provide the following:

Work: See above

Dates: Ground floor work planned to start 04/03/2024. Attic conversion planned to start 15/04/2024

Uses: Residential only

Plans/drawings: Attached

Declarations/affidavits/registrations: I'm not sure which of these I might need to provide but am of course happy to if I've missed something

Bills/receipts/invoices: Not aware of what purchases I need to declare here.

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 looked at the guidance found at the link below I believe that we're clear of everything that requires planning permission or that could make the development unlawful. I had previously been concerned about an uncertainty regarding alterations to a chimney given that we're planning on removing the chimney stack entirely, however looking at similar projects completed in properties on the same road, this has not been an issue.

Guidance found to support so far:

<https://www.legislation.gov.uk/ukxi/2015/596/schedule/2/part/1/crossheading/class-b-additions-etc-to-the-roof-of-a-dwellinghouse>

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

I have attached the existing plans and proposed plans for the house. If there is more required I would appreciate being given a pointer as to what this might be as I couldn't find anything else that might be required either on the website or by speaking to advisors on the helpline.

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?

From reading through the available documentation and guidance that I've found, I believe that the proposed work to the property is permitted without the need for planning permission and would therefore like to gain a Lawful Development Certificate in order to confirm this before the work starts.

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

First Name

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

18/01/2024

Details of the pre-application advice received

I was keen to make sure the application had the best chance of success possible so phoned up the helpline for advice. Having described the project, I was advised over the phone to complete the application to the best of my ability and that if the application required further modifications then I would receive the appropriate feedback.

NB: I received this advice 19/01/2024 which is the date that I'm both writing this, and also the date which I intend to submit it. However, the data validation check is telling me I can't put today's date which is why I put yesterday's instead.

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

Timothy Traynar

Date

19/01/2024