

DELEGATED REPORT

APPLICATION FOR CERTIFICATE OF LAWFULNESS FOR PROPOSED DEVELOPMENT

Application No: 24/00081/CLP

Date Application Valid: 30 January 2024

Proposal	construction of boundary wall to dwelling house	
Address	24 Creran Crescent Gartcosh North Lanarkshire G69 8FR	Case Officer: Stuart Wilson
Local Plan Policies	As this application is for a Certificate of Lawfulness, there is no requirement for it to be assessed against the Development Plan. The application will only be assessed on an evidential and legal basis.	

Report

The development referred to above complies with the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, (as amended) as follows:

1. Class 3E: Gates, fences, walls and other means of enclosure around dwelling houses.
 - a. The gate, fence, wall or other means of enclosure does exceed 2 metres in height
 - b. The gate, fence, wall or other means of enclosure does not exceed one metre in height where it fronts a road; or extends beyond the line of the wall of the principal elevation or side elevation that is nearest a road
 - c. It replaces or alters an existing gate, fence, wall or other means of enclosure and exceeds whichever is the greater of the original height or the heights described in sub-paragraphs (a) and (b)
 - d. The site is not within a conservation area or within the curtilage of a listed building
 - e. The site is not within, or bounds, the curtilage of a listed building

Date **2 February 2024**

Reasoned Justification

Based on the details set out in the drawings provided, it is considered that the proposed development is permitted development under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, (as amended), and therefore an application for planning permission is not required.