

Your Ref :
Our Ref : 24/0128/LDEXI
Contact : Planning Technical Administration Team
Email : planning@n-kesteven.gov.uk



Mr Peter Saxby
Saxby Design
6 Dorchester Way
North Hykeham
LN6 9HH

5th February 2024

Dear Sir/Madam

Notification of Receipt of Certificate of Lawfulness Application

Application Reference: 24/0128/LDEXI

Proposal: Application for a lawful development certificate for existing use - Use as a single private dwelling (C3)

Location: Beechwood Old Wood Skellingthorpe

Date Registered: 1st February 2024

Terminal Date: 28th March 2024

The above application has now been registered as valid and the Council will aim to determine your application by the terminal date shown above, which is a statutory time period prescribed by Government. In most cases, the Council will deal with applications well within this time period. In the event that your application has not been decided by this date, you have the right to lodge an appeal against its non-determination to the Secretary of State. Further details of this are set out in the attached note.

If you have any concerns or general queries regarding the progress of your application, then please contact the Planning Administration Section for assistance. It will help the Council if in all communications you quote the application number, **24/0128/LDEXI** and the case officer's name, **Tom Siddons**. You can track your application online at www.n-kesteven.gov.uk/planningonline.

Please note: Officers from this division will need to inspect the application site and may wish to take photographs to show to the planning committee. It is not possible to say exactly when this will be, but if you have any objections to this please let the department know as soon as possible.

We may also display a Site Notice at the property, please advise the applicant that they may remove this once the date stated upon it has lapsed.

Yours faithfully

Technical Administration Team
Planning Services

Notes

1. **Description of Proposal**

Please read carefully the proposal description at the head of the letter. This may vary from the one that you wrote on your application form. We may have changed the description, following thorough examination of your application, to one that reflects more accurately what we understand to be your proposal(s). Unless we hear from you to the contrary, in writing, we will assume that you are agreeable to any revisions made.

2. **Time Period within which the Council is allowed to make a Decision**

The Council will aim to make a decision on your application within eight weeks of the date when it was received in proper form (thirteen weeks for major applications). This is a target set by central Government and if no decision has been reached after this date, you have the right to lodge an appeal to the Secretary of State. This will result in the application being determined by a Government-appointed Inspector instead of the Council. You may, however, agree to the Council taking longer than statutory period to determine your application. In all circumstances where this is the case, the Council will make a decision as soon as possible after the eight or thirteen week period. To avoid unnecessary exchanges of correspondence, the Council will assume you agree to an extension of the prescribed period for determination unless notified otherwise in writing.

If however, you wish to exercise your right to appeal, then you can obtain the relevant forms from the Planning Inspectorate at the following address:

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN Web: [Planning Inspectorate - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

The Planning Inspectorate will issue guidance notes on how it will deal with your application, including the time-scales involved. You should also notify the Council as soon as possible after the eight or thirteen week period that you are intending to appeal.