



Aylesbury Area

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)
<input type="text" value="475057"/>	<input type="text" value="227885"/>

Description

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Ruffell

Company Name

Address

Address line 1

Bridge House

Address line 2

Verney Road

Address line 3

Town/City

Buckingham

County

Country

United Kingdom

Postcode

MK18 2JX

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

We want to replace the existing windows in the house. We would replace existing windows with new windows of same size, shape and colour.

With the new East West railway due to start running trains soon we want to replace the existing windows with new windows that have improved sound insulation. We can easily hear the sounds from the railway now as the trains being used to build the railway pass by. Our bedroom windows are within 150m of the railway with direct line of sight between the windows and the railway line and nothing to reduce the noise levels from the trains. Our existing windows are old and do not meet current building regulations so we would like to replace these with modern windows which meet building regulations which will improve both the sound insulation and thermal insulation in our house.

The existing windows are made of wood which is now rotten in places and in need of repair or replacement. We would like to replace the windows with aluminium windows to reduce future maintenance requirements. The new windows will look very similar to the existing windows, with the same design and same colour (white) so the look of the building will be the same. The windows will have the same opening capabilities as the existing windows. I have attached photos showing the existing windows and the proposed replacement.

Our house has been identified as a non-designated heritage asset.

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

I have attached photos showing an example of the existing windows and the proposed windows.

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?

We are replacing old windows which do not meet current building regulations with new windows that do meet current building regulations that will look as similar as the existing windows as possible to ensure we maintain the character and look of the house.

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

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

Richard Ruffell

Date

11/02/2024