

Uttlesford District Council
Council Offices,
London Road,
Saffron Walden,
Essex
CB11 4ER

14 February 2024

Dear Sir/Madam

Re: Certificate of Lawful Development for a Class E proposed garage at Post Office House

This application is for a lawful development certificate which seeks confirmation that the proposed erection of a garage building in the garden of Post Office House, Hartford End is permitted under Schedule 2, Part 1, Class E of the Town and Country Planning GDPO Order 2015.

E.1 a) permission to use Post Office House as a dwellinghouse has NOT been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use).

(b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) will NOT exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

(c) NO part of the proposed garage will be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.

(d) the proposed garage will NOT have more than a single storey.

(e) the height of the proposed garage will NOT exceed -
(i) 4 metres,
(ii) NA,
(iii) NA.

(f) the height of the eaves of the proposed garage will NOT exceed 2.5 metres.

(g) the proposed garage will NOT be situated within the curtilage of a listed building. The neighbouring house, Keepers Cottage, is listed but the grounds are historically quite separate.

(h) the proposed garage will NOT include the construction or provision of a verandah, balcony or raised platform.

(i) the proposed garage does NOT relate to an extension to the dwelling or a microwave antenna.

(j) the proposed garage does NOT include a container.

(k) Post Office House was NOT built under Part 20 of Schedule 2.

E.2 The curtilage of Post Office House is NOT within -

- (a) a World Heritage Site,
- (b) a National Park,
- (c) an area of outstanding natural beauty or
- (d) the Broads.

E.3 The curtilage of Post Office House is NOT within article 2(3) land.

E.4 The proposed garage will be for a purpose incidental to the enjoyment of the dwellinghouse, namely to store domestic items related to gardening and the applicant's vehicle.

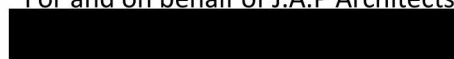
As set out above, the proposed development meets all the criteria set out in Schedule 2, Part 1, Class E of the GDPO. Therefore, we look forward to receiving the LPA's confirmation that the proposed development is lawful at their earliest convenience.

I trust the submitted documents provide the information required for the processing of the application and respectfully request that consent is granted for the proposal.

Yours faithfully,



L. Revill
For and on behalf of J.A.P Architects



Enc.
Application Form
Cover Letter
Proposal drawings inc. site location 23018-08

