



HERTSMERE BOROUGH COUNCIL

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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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

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)

Replace existing conservatory and Utility Room with new rear extension and infill small side extension.

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

It is currently used as a conservatory planning consent granted 23/4/1990 reference number 0383/90 and Utility Room which was added, with an office, from a garage conversion, reference letter MJ/24556 dated 09/02/2005. Additional space comes under Class A of Permitted Development as per Ministry of Housing, Communities, and Local Government Technical Guide for Permitted Development Rights for Householders.

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

23 Greenside LDC-Existing Ground Floor Plan A-23GWD6LDC-01
23 Greenside LDC-Existing Roof Plan A-23GWD6LDC-02
23 Greenside LDC-Existing Front Elevation A-23GWD6LDC-03
23 Greenside LDC-Existing Rear Elevation A-23GWD6LDC-04
23 Greenside LDC-Existing Section through Conservatory A-23GWD6LDC-05
23 Greenside LDC-Existing Side Sectional Elevation through Office and Utility Room A-23GWD6LDC-06
23 Greenside LDC-Proposed Ground Floor Plan A-23GWD6LDC-07
23 Greenside LDC-Proposed Roof Plan A-23GWD6LDC-08
23 Greenside LDC-Proposed Rear Elevation A-23GWD6LDC-09
23 Greenside LDC-Proposed Section through Rear Extension A-23GWD6LDC-10
23 Greenside LDC-Proposed Side Sectional Elevation through Office and New Kitchen Area A-23GWD6LDC-11
23 Greenside LDC-Existing Block Plan A-23GWD6LDC-12
23 Greenside LDC-Proposed Block Plan A-23GWD6LDC-13
23 Greenside LDC-Location Plan A-23GWD6LDC-14
02052024163729115 - MJ/24556
DN6_0229.pdf-103422 - 0383/90
23 Greenside LDC cil

23 Greenside LDC-Proposed Side Sectional Elevation through Office and New Kitchen Area A-23GWD6LDC-11

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?

The development is to replace an old conservatory and Utility Room with a neater more efficient rear/ part side extension that will adjoin existing office. It is within all rules and does not constitute a separate building.

It will look better and tidier and will give the house a cleaner line rather than look like two areas that have been added on.

Notes on the Proposed Ground floor Plan A-23GWD6LDC-07 show how the proposed extension conforms as per Ministry of Housing, Communities, and Local Government Technical Guide for Permitted Development Rights for Householders.

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

Roy Gladwell

Date

19/02/2024