



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

Deeves Hall

Address Line 1

Deeves Hall Lane

Address Line 2

Address Line 3

Hertfordshire

Town/city

Ridge

Postcode

EN6 3LS

Description of site location must be completed if postcode is not known:

Easting (x)

521232

Northing (y)

200957

Description

Applicant Details

Name/Company

Title

MR

First name

HENRY

Surname

SCOTT

Company Name

PEHRSSON SCOTT LTD.

Address

Address line 1

PEHRSSON SCOTT LTD.

Address line 2

CELL BARNES HOUSE

Address line 3

CELL BARNES LANE

Town/City

ST ALBANS

County

HERTFORDSHIRE

Country

United Kingdom

Postcode

AL15AS

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Henry

Surname

Scott

Company Name

PEHRSSON SCOTT LTD.

Address

Address line 1

Cell Barnes House

Address line 2

Cell Barnes Lane

Address line 3

Town/City

St Albans

County

Country

United Kingdom

Postcode

AL15AS

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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)

Yes, the proposal includes the carrying out of building and other operations. Below is a description of each operation:

Construction of a 20m fence:

A 20-meter-long close-board timber fence, not exceeding 2m height, will be constructed as part of this proposal.

The fence will serve as a boundary and its purposes includes privacy and aesthetic considerations.

The precise siting and dimensions of the wall are indicated on the plans (drawing ref. 2050-P-01).

Construction of a 4m x 11m Swimming Pool:

A swimming pool with dimensions of 4 meters by 11 meters will be installed on the property.

This operation includes excavation for the pool structure, construction of the pool itself, and installation of associated features such as filtration systems.

Plans indicate the precise siting of the pool.

Construction of an Oak Frame Gazebo:

An oak frame gazebo will be constructed as part of this proposal.

This structure will be used for recreational purposes.

The pla (drawing ref. 2050-P-01) indicates the precise siting of the gazebo, its dimensions, and proposed materials.

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

The proposal includes a new swimming pool, a new 20-meter long boundary fence, and a gazebo.

The land in question has historically been used for residential purposes, and this existing use is lawful. The proposal does not change the use of the land - addition of a swimming pool, fence and gazebo are all within the exiting garden or the property.

The new pool, 20-meter boundary fence, and gazebo are proposed within the curtilage of the existing lawful residential use.

The proposed structures have been designed to minimize any adverse impacts and are consistent with the character and appearance of the surrounding area.

In summary, we consider the existing use of the land and any relevant existing buildings to be lawful, and the proposed developments are in accordance with permitted development rights and other relevant planning regulations.

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

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 proposal includes a new swimming pool, a new 20-meter long boundary fence, and a gazebo.

The land in question has historically been used for residential purposes, and this existing use is lawful. The proposal does not change the use of the land - addition of a swimming pool, boundary fence and gazebo are all within the exiting garden or the property.

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

If Yes, please complete the following information about you (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PP-12557119

Date (must be pre-application submission)

26/10/2023

Details of the pre-application advice received

In the previous application, it was advised that the gazebo and swimming pool would be within permitted development, but not the boundary wall which was being proposed. Lucia advised us to withdraw the application, and resubmit a new application omitting the boundary wall.

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

Henry Scott

Date

20/02/2024