

South Cambridgeshire Hall
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 Cambridge,
 CB23 6EA
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 0345 045 5215



South
 Cambridgeshire
 District Council

Householder Application for Planning Permission for works or extension to a dwelling

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

Mr

First name

Mark

Surname

Lenthall

Company Name

Address

Address line 1

3 Church Gardens

Address line 2

Stevenage Road

Address line 3

Town/City

Knebworth

County

Country

United Kingdom

Postcode

SG3 6AR

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 Proposed Works

Please describe the proposed works

The works have been carried out and completed (2022).
The works comprise a garden room adjoining the west flank elevation of the existing garage.

The garden room and the adjoining garage are sited on the footprint of a former outbuilding, which judging from the numerous porcine bones revealed during construction and historic evidence (As shown on the historic Ordnance Survey extract attached to this application.) would seem to confirm that this was part of a shambles and siting of a former slaughter house which, we understand, extended further westwards within the curtilage of No 55 High Street (land lying between No 's 57 and 61 High Street). This former land usage correlates with the one time use of No 57 as a butchery shop.

The specification of the garden room is of block construction over 450 mm of brickwork, incorporating a damp proof course, supporting a timber frame. The greater part of the south/front elevation is fenestrated with double glazed doors. The floor slab is concrete laid over MoT and incorporates a damp proof membrane. The duo pitched roof comprises timber trusses at each gable end, is lined and insulated and is tiled in slate with lead flashings. Internal insulation, behind a foil backed plaster board finish and to the roof is 100 mm deep.

The northern elevation of the garage sits 75 mm within the curtilage and is not attached to any other structure excepting the garden room. The north/rear elevation of the garden room sits 440 mm within the curtilage and the west/side elevation sits 300 mm within the curtilage. The siting of the garden room does not materially effect the potential for maintenance of the outbuildings of neighbouring properties.

The dimensions of the garden room are:
Length 4,200 mm
Width 3,600 mm
Eaves height 2,250 mm
Ridge height 2,500 mm
Gross external floor area 15.12 square metres

Has the work already been started without consent?

- Yes
 No

If Yes, please state when the development or work was started (date must be pre-application submission)

Has the work already been completed without consent?

Yes

No

If Yes, please state when the development or work was completed (date must be pre-application submission)

01/08/2022

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Prior to construction, none.

Proposed materials and finishes:

Lower sections of elevations comprise five courses of clay brickwork in stretcher bond to front (east), rear (west) and flank (south) elevations [The north flank abuts the existing garage and is not visible]; the remainder of these elevations are finished with lapped timber, painted mat black.

Type:

Roof

Existing materials and finishes:

Prior to construction, none.

Proposed materials and finishes:

Welsh slate tiles with lead flashings and ridge.

Type:

Windows

Existing materials and finishes:

Prior to construction, none.

Proposed materials and finishes:

One opening comprising a double glazed tri-fold glazing unit with extruded metal framework (finished in silver) to the front (south) elevation, from ground level to the eaves with a width of 2,700mm.

Type:

Doors

Existing materials and finishes:

Prior to construction, none.

Proposed materials and finishes:

The fenestration to the front (south) elevation is the only opening and serves as the external door.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Boundaries are unaffected.

Proposed materials and finishes:

Boundaries are unaffected.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Unaffected by the development.

Proposed materials and finishes:

Unaffected by the development.

Type:

Lighting

Existing materials and finishes:

Prior to construction, none.

Proposed materials and finishes:

There is no external lighting attached to or serving the development.

Type:

Other

Other (please specify):

Generally

Existing materials and finishes:

The land on which the development has been constructed is garden land to the north western corner of the garden to the rear of the house and formed an uncovered paved area.

Proposed materials and finishes:

A garden room has been built in 2022, adjoining the existing garage (which in turn was constructed in 1982). The development was undertaken without planning permission and this application for the same is a retrospective application. [A photograph of the development, showing the front (south) aspect is attached to this application.]

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to attached PDF titled 'Plans Application No. 'Garden Room 57 High Street Meldreth'

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes

No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
- No

Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

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 the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

24/50081/PRELB

08/03/2024

Details of the pre-application advice received

Following our request for Listed Building Advice (Reference PXRXCJWT), submitted on 21/02/2024 Susan Smith, Pricincipal Conservation Officer contacted the applicant by telephone, followed by an email, the contents are set out below [with omission only of symbols/characters not accepted by this Planning Portal software]:

57 High Street, Meldreth - 24/50081/PRELB
Inbox

Susan Smith Susan.Smith greatercambridgeplanning.org
8 Mar 2024, 11:26 (5 days ago)

Dear Mark Lenthall

I am writing concerning your submission for pre-application advice regarding the Garden Room that has been constructed at this property. I have left you a message on the mobile number that I have, but I thought I would also put it into writing.

Any development within the curtilage of a listed building requires Planning Approval: as the structure is not attached to the listed building, it would not require Listed Building Consent. In this instance, that authorisation was not obtained. Looking at the photograph that you have submitted, it appears to be a modest building which would probably have been supported by the Conservation Team, but please bear in mind that I have not seen it in person and I do not know this listed building and its setting which may have been altered by this construction.

In order to rectify this matter, the owner should apply for retrospective Planning Permission for the building. Please note that approval would not be guaranteed as others would be consulted on the development, for example any neighbours, but if you have proof that there was a previous outbuilding on the same site this could be used as justification for the construction. Planning applications take 8 weeks to be determined.

I hope this helps.

Kind regards

Susan

Susan Smith | Principal Conservation Officer

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

12/03/2024

Declaration made

Declaration

I/We hereby apply for Householder planning permission 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

Mark Lenthall

Date

13/03/2024