



East Herts Council
 Wallfields, Pegs Lane
 Hertford, Herts
 SG13 8EQ
 Tel: 01279 655261

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

Mrs

First name

Jo

Surname

Andrews

Company Name

Address

Address line 1

Summerville Primary School Plaw Hatch Close

Address line 2

Address line 3

Town/City

Bishops Stortford

County

Hertfordshire

Country

Postcode

CM23 5BJ

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)

Construction of a single storey classroom building to be used for school wrap around care.

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 existing land has been part of the school since first occupation. The proposed development area has not been used as part of the existing playing field for over 5 years. This can be evidenced by the presence of a willow structure on the proposed site.

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.

F1 - Learning and non-residential institutions

Information about the proposed use(s)

Select the use class that relates to the proposed use.

F1 - Learning and non-residential institutions

Is the proposed operation or use

- Permanent
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Location and Size: The new classroom will be located on an area currently planted with willow trees. The trees have become evasive and are causing issues around existing buildings and for children playing nearby. This area, while part of the existing school green space, has not been used as a playing field for a period exceeding five years. This can be evidenced by the size of the trees on site.

The proposed building has as total footprint of 108m² and is proportional to the adjacent afterschool provision building that this project aims to increase. This is within the 250m² as quoted in the Class M requirements and is far less than 25% of the existing school site.

Design and Appearance: The design of the replacement classroom will be sympathetic to the existing school buildings and will enhance the visual aesthetics of the site. The proposed composite timber cladding will have a cedar effect, is highly sustainable being made from recycled timber fibre and plastics and is zero maintenance. The current structure is finished in timber cladding panels.

Height and Proximity: The height of the replacement classroom at its highest point is 3.78m which is lower than the surrounding building. There are no proposed rooftop structures. While the proposed replacement classroom is not within 5-10m of a boundary of the school site.

Landscaping and Amenity Space: We will provide landscaping around the new classroom to enhance the overall appearance of the site. The proposed 600x600mm concrete slabs will match the existing and tie into the existing pathway. The existing willow structure will be removed as part of this scheme. Replacement native trees will be planted within the existing forest school area on site to compensate.

Sustainability: Where feasible, sustainable design principles will be incorporated into the construction of the replacement classroom, including energy-efficient LED lighting, heating, and by using Structural Insulated Panel construction which provides far better U-Values and air tightness than the existing building. All surface water will be discharged into a new soakaway and not into the combined sewer and the with the existing building.

Community Benefits: The new classroom will contribute positively to the local community by providing modern and improved facilities for education, benefiting current and future generations of students.

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

Dominic Skinner

Date

10/04/2024