

RESIDENTIAL DEVELOPMENT
Land at 91 Main Road
Collyweston
Stamford PE9 3PQ

**Application for Lawful Development Certificate
for Existing Use**

relating to LPA ref NE/21/00394/FUL
(Demolition of Existing Dwelling and Erection of 3No. Dwellings)



SUPPORTING STATEMENT

March 2024

Introduction

This statement has been prepared to support an Application for a Lawful Development Certificate which will establish that the residential development at 91 Main Road Collyweston has the benefit of an extant planning consent and that the development has been lawfully implemented by physical operations on the application site.

Planning History

The application site has been subject to various planning applications going back as far as 1985 but the more recent and relevant history is :-

11/01208/RWL – Replacement of Extant Permission EN/08/01456/FUL which was approved 21/8/2008. That Permission is documented by the LPA as implemented.

15/00963/FUL – Demolition of Existing Dwelling and construction of 3No. 2 ½ storey dwellings and associated works (Revised Scheme following approvals 08/01456/FUL and 11/01208/RWL) approved 8/9/2015

NE/21/00394/FUL – Demolition of Existing Dwelling and construction of 3No. 2 ½ storey dwellings and associated works (Revised Proposals following approval of 15/00963/FUL) approved 20/07/2021.

It is this most recent Planning Consent that is the subject of this Lawful Development Certificate Application.

Current Planning Status

Planning Permission NE/21/00394/FUL was granted 20th July 2021 and is therefore currently within the Statutory Time Period of 3 years for the development to be commenced.
(Expiry 20th July 2024)

Pre-Commencement Condition attached to NE/21/00394/FUL

*Condition 6. Prior to commencement of development, details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the existing and adjoining sites shall be submitted to and approved in writing by the Local Planning Authority.
Development shall be carried out and retained in accordance with the approved details.*

Condition 6 Discharged by LPA dated 29th September 2023 under LPA ref NE/21/01433/CND

Current Site Status

Enabling Works – Demolition

To facilitate the development the existing dwelling has been demolished as per the photographic record below :-



View along Western Boundary



View towards Rear (north) Boundary



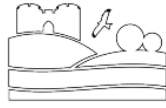
View towards Eastern Boundary



View towards Front Boundary to Main Road

Commencement of Building Operations relating to the Approved Development

Notice was served on the Local Authority dated 23rd February 2024 as acknowledged below



**North
Northamptonshire
Council**

Building Control Services
Cedar Drive
Thrapston
NN14 4LZ
Tel: 0300 126 3000
www.northnorthants.gov.uk

Quadrant Building Control
11 Red Lion Street
Stamford
PE9 1PA

Ask for: Jason Shortland
Telephone: 01832 742127
Email: buildingcontrol.ENC@northnorthants.gov.uk
Our Ref: E/24/00099/IN
Date: 26 February 2024

Dear Sir/Madam

The Building (Approved Inspectors) Regulations 2010 (as amended)

**Proposal: Erection of three dwellings at 91 Main Road Collyweston
Stamford PE9 3PQ.**

Your Initial Notice submitted in respect of the above was received on **23 February 2024**.

If you do not receive a subsequent notice of rejection within 5 working days from this date, the Initial Notice can be considered to be accepted.

Please advise your client to ensure that they have all other relevant permissions such as Planning Permission, Party Wall Act and Sewer Build-Over Agreements in place prior to commencing the work.

Yours faithfully

Jason Shortland
Building Control Surveyor

Material Commencement of works relating to the approved development

Section 56(4) of The Town and Country Planning Act 1990 states that a material operation means :-

- (a) Any work or construction in the course of the erection of a building ;*
- (aa) Any work of demolition of a building ;*
- (b) The digging of a trench which is to contain the foundations, or part of the foundations, of a building ;*
- (c) The laying of any underground main or pipe to the foundations, or part of the foundations, of a building or to any such trench as is mentioned paragraph (b) ;*
- (d) Any operation in the course of laying out or constructing a road or part of a road ;*
- (e) Any change in the use of any land which constitutes material development.*

Please refer to accompanying **Site Inspection Report (project ref 24-107662) dated 7/3/2024** carried out by Quadrant Approved Inspectors undertaking the Building Control function which evidences the material works executed on the site relating to site clearance and drainage works.

Conclusion

The Pre-Commencement Condition relating to the approved planning consent has been discharged by the Local Planning Authority.

A substantial commencement of site works has been carried out and independently inspected within the 3 year time period stipulated in the extant planning permission

There have been physical works undertaken on the application site which accord with the approved planning consent and are defined as a 'material operation' under the relevant legislation within the Town and Country Planning Act 1990.

The Local Planning Authority are therefore invited to issue the relevant Lawful Development Certificate to establish that a lawful commencement of the development has been executed.

Alan J Finch
April 2024

mlp Moulton Land and Planning