

Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

T: 01707 357000 F: 01707 357255 E: planning@welhat.gov.uk www.welhat.gov.uk



**WELWYN
HATFIELD**

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Site Address

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

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="EN6 4PA"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Kevin"/>
Surname	<input type="text" value="Moore"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="5 Wattle Syke"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Collingham"/>
Country	<input type="text"/>
Postcode	<input type="text" value="LS22 5AZ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. 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)

To construct a prefabricated building to be used for pleasure and entertainment of householders primarily as a fitness studio and adjoining games and sitting room. No alterations to existing land will be required. No new access required. Rain Water run off to soak away

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

5. Grounds for Application

Information about the existing use(s)

5. Grounds for Application

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 current use of the land forms a small part of the garden which is used for leisure which is incidental to the enjoyment of the householders

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

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

Please Select...

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Please Select...

Is the proposed operation or use

Permanent Temporary

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

The proposed building meets with all permitted development rules in terms of height which will be a maximum of 2.5m, dimensions which will account for less than 5% of total grounds and will be used as a fitness studio and summer room incidental to the enjoyment of the home owners.

6. 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

7. 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

First name

Surname

Reference

Date (Must be pre-application submission)

11/02/2020

Details of the pre-application advice received

Certificates are optional, however solicitors sometimes require them when selling a property. So it is up you if you are confident the works comply. You can send directly or via the Planning Portal.

Many Thanks

Kerrie

Thank you Kerrie, Given that the building will comply with permitted development rights in every respect including dimensions and height will it still need an LDC? It will be a new development so I assume the fee of £103 will apply. Would we make the application direct to Welwyn Council or on the planning portal site?

Rgds

Kevin

7. Pre-application Advice

Hello, I've been asked to apply for a certificate of lawful development in EN6 4PA. The building complies with all permitted development rights however our customers would prefer us to apply. Could you advise of the cost and approx. lead time please.

Sincerely

Kevin Moore

Hello Kevin,

Apologies for the delay in responding. I am quite busy indeed.

You just need to re-apply and if not automatic you need to tell admin that the application is free of charge once they will be back to you.

Best regards

Antoine

Antoine Commenville (Mr)
Senior Planning Officer
Welwyn Hatfield Borough Council
Tel: 01707 357392
Email: a.commenville@welhat.gov.uk

Hello Kevin,

I believe that your drawing should now be acceptable. It will be useful if you can ensure that the measurement i.e 2.5 m is matching the scale bar.

However please note that we cannot reverse our decision and that you will need to re-apply for the scheme.

Best regards

Antoine

8. 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.

Yes No

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?

9. Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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.

Date (cannot be pre-application)