



## 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

Mr

First name

I

Surname

Ford

Company Name

### Address

Address line 1

Co JB Architectural Design Services

Address line 2

44 Northorpe Road

Address line 3

Donington

Town/City

Spalding

County

Lincolnshire

Country

United Kingdom

Postcode

PE11 4XU

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

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)

Proposed replacement of windows & door to front elevation. The existing front elevation brown timber windows are to be replaced with UPVC windows in dark grey to match those on the rear elevation.

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

Built and retained as a dwellinghouse class C3

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

N/a

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 existing front elevation timber windows (see image 01) are to be replaced with UPVC windows in dark grey to match those on the rear elevation (please see image 02 showing the rear elevation for the colour proposed)

The style of windows proposed will be plain casements to match the existing style, only the colour will be changed - from brown to dark grey. No 2 Crosslands (next door to the left), which is a dwelling of a similar architectural style, have also replaced their timber windows with plain casement UPVC windows.

The application site, along with No2 Crosslands, is located within the established designated Conservation Area of Donington, with its associated features (both listed and otherwise), and in which new development is required to preserve or enhance the character and appearance of the area.

The application property is of limited historical or architectural merit with the only alteration as seen from the public realm to be the replacement of the thermally inefficient, outdated brown timber windows and UPVC front door for modern thermally efficient windows in a dark grey colour to match those on the rear elevation (colour only, no fanlights proposed).

Due to the age & style of the existing dwelling the proposed replacement modern casement windows will sit well within the street scene, being respectful to & enhancing the local architectural vernacular and will contribute to the visible quality of the surroundings

This minor facade alteration, which matches the existing architectural style apart from colour, would have a limited effect due to no external envelope alterations, leaving the massing of the street scene undisturbed, thus preserving the character and appearance of this part of the Conservation Area.

### 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

James Brama

Date

28/10/2025