Application for a Lawful Development Certificate for an Existing Use or Operation or Activity, including those in breach of a planning condition

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

Keepers Cottage

Address Line 1

Grange Road

Address Line 2

Terrington St Clements

Address Line 3

Lincolnshire

Town/city

Kings Lynn

Postcode

PE34 4HG

Description of site location must be completed if postcode is not known:

Easting (x)

550472

Northing (y)

320921

Description

Applicant Details

Name/Company

Title

Mr

First name

Jason

Surname

Godley

Company Name

Address

Address line 1

Keepers Cottage

Address line 2

Grange Road

Address line 3

Town/City

Terrington St Clement

County

Country

United Kingdom

Postcode

pe34 4hg

Are you an agent acting on behalf of the applicant?

- ○ Yes
- ⊘ No

Contact Details

Primary number

[redacted]

Secondary number

Fax number

Email address

[redacted]

Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- [x] An existing use
- [ ] Existing building works
- [ ] An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application.

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please select the relevant Use Class.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. View more details on Use Classes.

Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

1. KITCHEN EXTENSION

Refer to outlined Area 1 on Location/Site drawings and associated Kitchen Extension Drawings..

DATE COMPLETED: 17 January 2014 as per uploaded document named Invoice 77

WORKS COMPLETED:

-Removed existing solid brick wall, single glazed windows and uninsulated flat roof.

-Remove existing concrete floor.

-Excavate new 1m deep foundation to existing wall foundation depth to support new cavity wall.

-Lay concrete blocks upto DPC

- Use thermo blocks for both internal and external wall above DPC upto wall height approx 1m.

-Infill 75mm cavity with thermal insulation.

-Replace all windows with 28mm Toughened 28 mm sealed double glazed units throughout incorporating Heatguard* Low E glass*.

-Replace roof with 28mm Toughened 28 mm sealed double glazed units throughout incorporating Heatguard* Low E glass.

-Extend Kitchen wall in length by 1.8m.

-Open external wall into existing Pantry and install concrete lintels to support parapet wall above new opening.

- Install box gutter between parapet wall and roof.

- Re-instate existing slate roof on breathable membrane and lay new lead trough on reverse of parapet wall.

-Join conservatory gutters to existing roof guttering.

-Re-lay concrete floor incorporating insulation and DPM.

- Screed floor to final levels.

*Heatguard provides A rated energy saving softcoat glass, argon filled and swiss space bar.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- [x] The use began more than 10 years before the date of this application
- [ ] The use, building works or activity in breach of condition began more than 10 years before the date of this application
- [ ] The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- [x] The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- [x] The use as a single dwelling house began more than four years before the date of this application
- [ ] Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- ○ Yes
- ⊘ No

Please state why a Lawful Development Certificate should be granted

The kitchen extension building work and windows were was undertaken by Fenland Windows a FENSA registered installer and initial building work started by S.Fellows during Sept 2023 and was invoice on 24th October 2013 (see invoice 68), who was the building contractor for Fenland Windows and final work work completed by S.Fellows on 17th Jan 2014, as per (invoice 77). All work was completed to spec. Drawings were submitted and approved by Crown Estate Commissioners (see drawings) .

Kitchen has been in daily use since this date with no issues.

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

17-01-2014

In the case of an existing use or activity in breach of conditions has there been any interruption?

- ○ Yes
- ⊘ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

- ○ Yes
- ⊘ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

- ○ Yes
- ⊘ No

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

Interest in the Land

Please state the applicant's interest in the land

- ⊘ Owner
- ○ Lessee
- ○ Occupier
- ○ Other

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

Declaration

I/We hereby apply for Lawful development: Existing 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

Jason Godley

Date

20/09/2023

Amendments Summary

-Upload date in description to match invoice date the build was completed which was on 17-jan-2014.
Attached a new PDF named ReponseToInvalidApplicaiotn.pdf which is copy of the Invalid Application letter received on Page1 of the PDF and the first invoice received 6 weeks after build started (invoice 68) on Page2 of the PDF and the final invoice received when build was completed (invoice77) on Page 3 of the PDF.