SOUTH HOLLAND DISTRICT COUNCIL

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

Kerry Foods Ltd

Address Line 1

Chalk Lane

Address Line 2

Sutton Bridge

Address Line 3

Lincolnshire

Town/city

Spalding

Postcode

PE12 9YF

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

Easting (x)

548697

Northing (y)

320596

Description

Applicant Details

Name/Company

Title

Mr

First name

Neil

Surname

West

Company Name

Bakkavor

Address

Address line 1

Bakkavor Meals

Address line 2

Centenary Way

Address line 3

Sutton Bridge

Town/City

Spalding

County

Lincolnshire

Country

Postcode

PE12 9YF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Ethan

Surname

Kocot

Company Name

Evans McDowall Architects

Address

Address line 1

E27 Sparkhouse Studios

Address line 2

Sparkhouse Studios

Address line 3

Ropewalk

Town/City

Lincoln

County

Country

Postcode

LN6 7DQ

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?

- [x] 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)

The proposed works are to include the following:
• replacement of main entrance doors in aluminium (colour anthracite;
• replacement of all other doors and windows in uPVC (colour anthracite);
• rendering of the front elevation including brick piers, and;
• replacement of existing canopy cladding and soffit in uPVC (colour white).

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] 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 building will retain its current use class, B2 (General Industrial). Alterations are proposed to the existing building only.

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

EX001 - Existing Site Layout / Roof Plan
EX100 - Existing Elevations
PP101 - Proposed Elevations

Select the use class that relates to the existing or last use.

B2 - General industrial

Information about the proposed use(s)

Select the use class that relates to the proposed use.

B2 - General industrial

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

The development complies with Class H of the Town and Country Planning (General Permitted Development) (England) Order, as demonstrated below:

The works take place within the curtilage of an existing industrial/warehouse building, meeting Condition H.2(a);
The proposals do not increase the gross floor space of the building and therefore comply with the restrictions in Paragraphs H.1(a)–(b);
The proposed works do not exceed the height limitations in Paragraph H.1(c)–(d), there is no proposed extension to the building as existing;
No part of the works would be within 10 m of any site boundary, in accordance with Paragraph H.1(e);
The development will not reduce parking or turning space, meeting Paragraph H.1(f);
The site is not within the curtilage of a listed building, ensuring compliance with Paragraph H.1(g);
The building will continue to be used for industrial/warehouse purposes as defined in H.2(b), and no proposed works involve employee facilities that would
conflict with Condition H.2(c), and;
Where applicable, external works—including the replacement canopy cladding, replacement windows and rendered façades—will use materials similar in
external appearance to the existing building, ensuring compliance with Conditions H.2(d) and H.2(e) for relevant land designations.

On this basis, the proposed works fall within permitted development rights under Class H, with no part of the scheme triggering a restriction that would disapply those rights.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

20/11/2025

Details of the pre-application advice received

Email correspondence with duty planning officer regarding the interpretation and application of Class H to this proposal. Response is outlined below:

'Thank you for your email, unfortunately we are unable to confirm via this service if something meets permitted development or not. If you require formal confirmation as to whether something meets permitted development right standards or not you must submit a Lawful Development Certificate. This is the only way to receive formal confirmation on this matter.

I would that if you are unsure of the wording or if you meet a certain criteria that this application be submitted alongside the relevant plans you already have.'

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

Andrew McDowall

Date

11/12/2025