PlanningPortal

**This form is specifically designed to be printed and completed offline.**
**Please complete this form in block capitals using black ink to facilitate scanning.**

**You are advised to read the accompanying guidance notes and per-question help text.**

**If you would rather make this application online, you can do so on our website: https://www.planningportal.co.uk/apply**

# Application for a Lawful Development Certificate for a Proposed use or development

Town and Country Planning Act 1990 (as amended)

## Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

## Local Planning Authority details:

SOUTH HOLLAND DISTRICT COUNCIL

## Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.
Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information.
If you require any further clarification, please contact the Local Planning Authority directly.

## 1. Applicant Name and Address

| | |
|---|---|
| Title: | Mr & Mrs |
| First name: | Rod & Carol |
| Last name: | Reimann |
| Company (optional): | |
| Unit: | |
| House number: | 44 |
| House suffix: | |
| House name: | |
| Address 1: | Broadgate |
| Address 2: | Weston |
| Address 3: | |
| Town: | Spalding |
| County: | |
| Country: | |
| Postcode: | PE12 6HY |

## 2. Agent Name and Address

| | |
|---|---|
| Title: | Mr |
| First name: | Alasdair |
| Last name: | McFarlane |
| Company (optional): | TAC Architects |
| Unit: | |
| House number: | 14 |
| House suffix: | |
| House name: | |
| Address 1: | Old Fendike Road |
| Address 2: | Weston Hills |
| Address 3: | |
| Town: | Spalding |
| County: | |
| Country: | |
| Postcode: | PE126DD |

## 3. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name: As Applicants

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: | Northing:

Description:

## 4. 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date DD/MM/YYYY:
(must be pre-application submission)

Details of pre-application advice received?

## 5. Lawful Development Certificate - Interest In Land

Please state the applicant's interest in the land?

Owner: ☒ Yes ☐ No Lessee: ☐ Yes ☐ No Occupier: ☐ Yes ☐ No

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

| Name | Address | Have they been informed in writing of the application Yes | No |
|---|---|---|---|
| | | ☐ | ☐ |

if No to all the above, pleases give name and addresses of anyone you know who has an interest in the land:

| Name | Address | Nature of interest in the land | Have they been informed of the application? Yes | No | if they have not been informed of the application please explain why not |
|---|---|---|---|---|---|
| | | | ☐ | ☐ | |
| | | | ☐ | ☐ | |
| | | | ☐ | ☐ | |
| | | | ☐ | ☐ | |

## 6. Authority Employee / 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 following statements apply to you and/or agent? ☐ Yes ☒ No

With respect to the authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

## 7. 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 application site comprises an existing, established dwellinghouse in residential use (Use Class C3). The building is a lawful dwellinghouse and the proposal relates to alterations to the existing roof of that dwellinghouse only.

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

| | |
|---|---|
| 1. | Drawing no. 26/708/PA/002 - Lawful Development Application, dated 06/07/2026. |
| 2. | |
| 3. | |
| 4. | |
| 5. | |

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:

Use Class C3 - Dwellinghouse

### 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:

Use Class C3 - Dwellinghouse

Is the proposed operation or use:

☐ Temporary ☒ Permanent

If temporary please give details:

Please state why you consider that a Lawful Development Certificate should be granted for this proposal:

The proposed development comprises an addition/alteration to the roof of an existing dwellinghouse and is considered permitted development under Schedule 2, Part 1, Class B of the GPDO 2015 (as amended). The dormer is set back from the eaves, does not exceed the height of the existing roof, and would not project beyond the outside face of the original external wall. The enlargement is below the permitted volume limit, is not on a principal elevation roof slope fronting a highway, and the existing eaves are retained. Materials are shown to be similar in appearance to the existing dwelling, with tile hanging to the dormer and roof materials to match/closely relate to the existing roof. Any side-facing window is to be obscure glazed and non-opening unless the opening part is more than 1.7m above floor level.

## 8. Description Of Proposal

Does the proposal consist of, or include:

a) The carrying out of building or other operations? ☒ Yes ☐ No

If Yes to a, 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):

Formation of an ensuite shower room within the existing roof space, including construction of a modest dormer/roof alteration to provide headroom. Dormer to have tile hanging and roof materials to match/closely relate to the existing roof, with an obscure glazed side-facing window. Works as shown on drawing no. 26/708/PA/002.

b) Change of use of the land or building(s)? ☐ Yes ☒ No

If Yes to b, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

N/A - no change of use of the land or building is proposed.

If Yes to b, please describe fully the existing or the last known use, with the date this use ceased:

N/A - the existing lawful residential use as a dwellinghouse (Use Class C3) would remain unchanged.

Has the proposal been started? ☐ Yes ☒ No

## 9. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.
The burden or proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

The original and 3 copies* of a completed dated application form: ☐

The original and 3 copies* of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☐

The original and 3 copies* of such evidence verifying the information included in the application as you can provide: ☐

The correct fee: ☐

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick).
You can check your LPA's website for information or contact their planning department to discuss these options.

## 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.

Signed - Applicant

Or signed - Agent [redacted]

Date (DD/MM/YYYY): 06/07/2026 (date cannot be pre-application submission)

WARNING:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have been issued as a result of such false or misleading information.

## 11. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional): [redacted]

## 12. Agent Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional): 07764191473

Country code: | Fax number (optional):

Email address (optional): alasdair@tacarchitects.co.uk

## 13. 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? *(Please select only one)* ☐ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address: