



Hinckley & Bosworth
Borough Council

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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	34
Suffix	
Property Name	
Address Line 1	Kennel Lane
Address Line 2	
Address Line 3	Leicestershire
Town/city	Witherley
Postcode	CV9 3LJ

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

Easting (x)	Northings (y)
432704	297330
Description	

Applicant Details

Name/Company

Title

mrs

First name

Vicky

Surname

ayres

Company Name

Address

Address line 1

34 Kennel Lane

Address line 2

Witherley

Address line 3

Town/City

ATHERSTONE

County

Country

United Kingdom

Postcode

CV9 3LJ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
☒ No

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

1. Description of the Property The property is a three-storey, four-bedroom residential house built in 1903. It has a brick construction and is located in Kennel Lane in Witherley. The property includes a loft space with two existing rooms, which were originally constructed as part of the house and are currently used for storage. 2. Proposed Use of the Loft Rooms I propose to change the use of the two existing rooms in the loft from storage to residential bedrooms. This change will increase the total number of bedrooms in the property from four to six. There will be no external alterations to the structure of the property, and the use of the loft space as habitable rooms will be in line with the current residential use of the property.

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

Supporting Evidence To support this application, I have attached the following documents: • Architectural Plans: Existing floor plans showing the layout of the loft and its use as bedrooms. • Historical Evidence: Documentation showing the original construction date and details of the property (old building plans from 1977). • Photos of the loft space. 5. Conclusion In conclusion, I request that a Certificate of Lawfulness be granted for the proposed use of the loft rooms as bedrooms. This change is within the existing residential use of the property, does not involve external alterations, and does not require planning permission based on the regulations in force. Should you require any further information or documentation, please do not hesitate to contact me.

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

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?

Justification for Certificate of Lawfulness The loft rooms are original to the property and were brick-built when the house was constructed. The proposed change in use does not involve any new construction, external changes, or alterations that would affect the external appearance of the property. Based on my understanding of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the proposed use falls within the existing residential use class (C3) and does not constitute a material change in use. Therefore, I believe that the use of these rooms as bedrooms is lawful.

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

Vicky ayres

Date

30/09/2024