

Jane Steel

From: David Spring
Sent: 21 August 2024 13:04
To: Planning Folder New
Cc: Emma Baumber2
Subject: FW: 24/00669/CLE- Lawful Development Certificate to establish that the consent for subdivision of no.69 into two dwellings have been implemented

From: George Burton
Sent: 21 August 2024 11:39
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Cc: GBa&e Admin
Subject: RE: 24/00669/CLE- Lawful Development Certificate to establish that the consent for subdivision of no.69 into two dwellings have been implemented

Okay David, I'll see what actual proof the applicant can give for the start date and if it was earlier we will reapply accordingly.

In the interim, please accept this email as confirmation of withdrawal of application 24/00669/CLE.

Kind regards

George

George Burton, MCIAT., C.Env., ACIEEM

Director

GBa&e

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THE SHAMBLES, 27 BROOKSIDE, STRETTON-ON-DUNSMORE, RUGBY, WARWICKSHIRE, CV23 9NH

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From: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Sent: Wednesday, August 21, 2024 11:14 AM
To: GBa&e Admin <
Subject: FW: 24/00669/CLE- Lawful Development Certificate to establish that the consent for subdivision of no.69 into two dwellings have been implemented

Hi George,

The implementation must be within 3 years of the original application (20/00421/FUL) rather than from 23/00503/CONDIT

I started the report for this but unfortunately due to the below it's going to be refused so I advise you withdraw it.

A section from the draft report explains the situation best-

'This is an application for a Lawful Development Certificate for an existing use to confirm that the consent for subdivision of no.69 into two dwellings has been implemented. On the submitted application form the applicant states that access has now been put in place implemented by access being constructed & that works began on 10 November 2023. The landowner seeks formal confirmation that this is the case.

This is an application for a certificate of lawful existing use to confirm that a permission granted on the 09 September 2020 under planning reference 20/00421/FUL has lawfully commenced. The original planning permission (20/00421/FUL) was granted on the 09 September 2020 for the "Subdivision of existing single dwelling to provide additional four-bed dwelling". Condition one of the development states that "The new development hereby permitted shall be begun before the expiration of three years from the date of this permission". Therefore work had to commence on the site by the 09 September 2023'.

The implementation hasn't been done within the 3 year time frame provided and will be refused.

A CONDIT application does not extend the time limit. Please see (Para 014) on the link below for further info: <https://www.gov.uk/guidance/flexible-options-for-planning-permissions#make-minor-material-amendments>

With regards,

David Spring
Planning

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