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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended
by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Shane"/>	Surname:	<input type="text" value="Duffy"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="The Coach House"/>				
	<input type="text" value="102 Haverstock Hill"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="LONDON"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="NW3 2BD"/>				
	<input type="text"/>				
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" type="radio"/> No				

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Site Address Details

Full postal address of the site (including full postcode where available)	Description:
House: <input type="text" value="102"/> Suffix: <input type="text"/>	<input type="text"/>
House name: <input type="text" value="The Coach House"/>	
Street address: <input type="text" value="Haverstock Hill"/>	
<input type="text"/>	
<input type="text"/>	
Town/City: <input type="text" value="LONDON"/>	
Postcode: <input type="text" value="NW3 2BD"/>	
Description of location or a grid reference (must be completed if postcode is not known):	
Easting: <input type="text" value="527811"/>	
Northing: <input type="text" value="184730"/>	

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):

Officer name:

Title: First name: Surname:

Reference:

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

Details of the pre-application advice received:

I spoke with Fergus over the phone to seek guidance around the application. He explained that the proposal was within the bounds of lawful permitted development but recommended that a certificate be obtained in advance by submitting an online application.

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land: a) Owner b) Lessee c) Occupier d) Other

6. Authority Employee/Member

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

Do any of these statements apply to you?

Yes No

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 structure is permissible under the Lawful Development rules on Camden's website given its situation, and size/scale both in absolute terms and relative to the existing garden

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

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:

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:

Is the proposed operation or use:

Permanent Temporary

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

The structure is permissible under the Lawful Development rules on Camden's website given its situation, and size/scale both in absolute terms and relative to the existing garden

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? Yes No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

Erection of a single story garden room in the garden of the property, measuring 5m x 3m, of a height less than 3m. It will be positioned in the corner of of the garden. An existing shed and some shrubs will be removed to make space. There is no need to create any new access. Construction details from the contractor:

8. Description of Proposal

Foundations - 5000 x 3000 x 100mm poured concrete

Framework – 4x1 timber frame over boarded with 18mm WBP ply, weatherproofed with a specialist epoxy paint

Cladding – 3x1 Cedar cladding attached to the exterior in horizontal runs with a 20mm spacer between each run

Roof - Single pitched roof running front to back with a maximum height of 3000mm from ground level, constructed from 4x1 timber frame over boarded with 18mm OSB ply and sealed with a fiberglass roofing system, finished in dark grey

Insulation – 100mm Celotex fitted between wall studs and roof joists

Internal Partition and Sub-Ceiling – 4x1 timber frame over boarded with a mixture of 18mm MDF and 18mm Birch Ply

Doors/Windows – 2x opening roof lights, 1x 44mm ply door plank, 3x fixed aluminum double glazed units, 2x bi-folding aluminum double glazed units

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

9. 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)

The agent The applicant Other person

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.



Date

22/05/2016

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 issued as a result of such false or misleading information.