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Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

Application for a Lawful Development Certificate for an Existing Use or Operation or Activity, including those in breach of a planning condition

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: 26

Suffix:

Property Name:

Address Line 1: Booth Way

Address Line 2:

Address Line 3: Cambridgeshire

Town/city: Little Paxton

Postcode: PE19 6JS

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

Easting (x): 518657

Northing (y): 262292

Description:

Applicant Details

Name/Company

Title

Mr

First name

Alex

Surname

Galan-Tarachiu

Company Name

Address

Address line 1

26 Booth Way

Address line 2

Address line 3

Town/City

Little Paxton

County

Cambridgeshire

Country

Postcode

PE19 6JS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

John

Surname

Goldsmith

Company Name

JLG Design

Address

Address line 1

8 Tennyson Place

Address line 2

Eaton Ford

Address line 3

Town/City

St Neots

County

Country

United Kingdom

Postcode

PE19 7LL

Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

◯ An existing use
⊘ Existing building works
◯ An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application.

Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

Side and rear extensions to residential dwelling

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

☐ The use began more than 10 years before the date of this application
☐ The use, building works or activity in breach of condition began more than 10 years before the date of this application
☐ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
☐ The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
☐ The use as a single dwelling house began more than four years before the date of this application
☑ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details

Side and Rear single storey extension is permitted development as it complies with the following criteria: Only half the area of land around the "original house"* can be covered by extensions or other buildings. Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves. Where the extension comes within two metres of the boundary* the height at the eaves cannot exceed three metres. Extension cannot be built forward of the ‘principal elevation’ or, where it fronts a highway, the ‘side elevation’. The work cannot include: verandas, balconies* or raised platforms. a microwave antenna (e.g. TV aerial or satellite dish). a chimney, flue or soil and vent pipe. any alteration to the roof of the existing house. On Article 2(3) designated land* the work cannot include cladding of the exterior. The materials used in any exterior work must be of a similar appearance to those on the exterior of the existing house. Single-storey rear extensions cannot extend beyond the rear wall of the original house* by more than four metres if a detached house; or more than three metres for any other house. Where not on Article 2(3) designated land* or a Site of Special Scientific Interest; and subject to ‘prior approval’, the limit for single-storey rear extensions is increased to eight metres if a detached house; or six metres for any other house. This requires that the relevant Local Planning Authority is informed of the proposed work via a prior approval application. Single-storey rear extensions cannot exceed four metres in height.

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

◯ Yes
⊘ No

Please state why a Lawful Development Certificate should be granted

The extensions are permitted development as for the reasons outlined above

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

01-11-2024

In the case of an existing use or activity in breach of conditions has there been any interruption?

◯ Yes
⊘ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

◯ Yes
⊘ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

◯ Yes
⊘ No

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

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

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

Declaration

I/We hereby apply for Lawful development: Existing 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

John Goldsmith

Date

07/03/2025