HUNTINGDONSHIRE DISTRICT COUNCIL

25/00432/CLPD

OFFICER REPORT

Case No: **25/00432/CLPD** **Certificate of Lawfulness proposed**

Proposal: **Render to existing brickwork**

Location: **46 Lucks Lane Buckden St Neots**

Applicant: **Mrs Laura Warmsley**

Grid Ref: **519385 267252**

DESCRIPTION OF SITE AND APPLICATION
This application relates to a two storey detached brick dwelling located within a residential area of Buckden. The site is within Flood Zone 1 and there are no designated heritage assets in the vicinity.

This application is for a Certificate of Lawful (proposed) Development to render the existing brickwork of the dwelling.

NATIONAL GUIDANCE
Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) Order 2015 (Amended)

PLANNING HISTORY

24/01918/HHFUL - Erection of two storey extension to the side and single storey extension to the rear of dwelling – permission granted 20.01.2025

CONSULTATIONS
N/a

REPRESENTATIONS
N/a

SUMMARY OF ISSUES
The proposed alterations must be assessed against the GPDO 2015 (Amended) to determine whether the alterations are 'permitted development' or would require an application to be submitted for planning permission.

Schedule 2 - Part 1 - Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) permits the enlargement, improvement or other alteration of a dwellinghouse, subject to certain criteria set out within the Order. The proposal is for the alteration of the exterior finish of the dwelling from brickwork to render.

It is noted that A.2 states:
In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—
(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

The dwelling is not in a conservation area and therefore A.2 (a) does not apply.

However, Condition A.3 which relates to the enlargement, improvement or other alteration of a dwellinghouse states:
Development is permitted by Class A subject to the following conditions—
(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Therefore, it is considered that under Permitted Development Rights materials used in any exterior work must be of a similar appearance to that of the exterior of the existing dwellinghouse. In this instance the addition of render to a brick dwellinghouse would be the introduction of a new external material and as such would not be of a similar appearance to that of the existing dwellinghouse.

It is noted Part 2 Class C allows for the painting of the exterior of any building or work. There is no reference to the addition of render to properties. As such there is no stated right to change the exterior appearance of a dwellinghouse through the addition of render.

Officers consider the proposed development would not be permitted development as set out within The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore requires planning permission.

Conclusion:
In conclusion, the proposed development is not considered to be permitted development and therefore the applicant is invited to submit a planning application to seek permission for the proposed works should they wish to proceed.

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CONTACT OFFICER:
Enquiries about this report to **Olivia Manton**