# Application for Lawful Development Certificate for a Proposed use or Development

## Town and Country Planning Act 1990 (as amended)

### Publication of applications on planning authority website

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".

Address Line 1

58 Mill Lane

Address Line 2

-

Address Line 3

-

Town/City

Belper

County

-

Postcode

DE56 1LH

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

Easting (x)

435573

Northing (y)

347221

Description of site location

-

# Applicant Details

## Name/Company

Title

Mr

First Name

Steve

Surname

Hunt

## Address

Address Line 1

58 Mill Lane

Address Line 2

-

Address Line 3

-

Town/City

Belper

County

-

Country

-

Postcode

DE56 1LH

## Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

## Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

# Agent Details

## Name/Company

Title

-

First Name

William

Surname

North

Company Name

BDS Architecture Ltd

## Address

Address Line 1

2 Broomfield Cottages,

Address Line 2

Morley

Address Line 3

-

Town/City

Derby

County

Derbyshire

Country

United Kingdom

Postcode

DE7 6DN

### Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

# Description of Proposal

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

- [x] Yes
- [ ] No

If Yes, please give detailed description of all such operations

Building work proposed to create side gable wall on existing roof and the creation of rear flat roof dormer window for the proposed loft conversion along with 2x opening for rooflights to the front.

### Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

### Has the proposal been started?

- [ ] Yes
- [x] No

# Grounds for Application

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

Existing dwelling and its use are lawful (C3).

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

Drawings attached to this application to visually show the proposed changes and how they comply with permitted development rights.

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

C3

Select the use class that relates to the proposed use

C3

Is the proposed operation or use

permanent

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

The proposed is for a loft conversion to an existing dwelling. The proposed flat roof dormer is to be at the rear of the property with 2 x roof lights to the front. The side gable that is to be built up from a hip is to match the roof at the highest point and not exceed.

# Parking

### Will the proposed works affect existing car parking arrangements?

◯ 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?

Applicant

# 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

# Ownership Certificates and Agricultural Land Declaration

**Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)**
Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

### Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

### Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

### Certificate A

*I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding***

**"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.*

*** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.*

***NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.*

Person Role

The Agent

Title

-

First Name

William

Surname

North

Declaration Date

01/05/2026

### Declaration Made

- [x] Yes
- [ ] No

# Declaration

I/We hereby apply for Application for Lawful Development Certificate for a Proposed use or Development 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.

- [x] I / We agree to the outlined declaration

Signed

William North

Date

05/05/2026