



High Peak Borough Council

working for our community

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:	Mr	First name:	Anthony	Surname:	Makin		
Company name:							
Street address:	3 Owls Nest Farm, Goddard Lane Hadfield			Telephone number:	Country Code	National Number	Extension Number
Town/City:	Glossop			Mobile number:			
County:	Derbyshire			Fax number:			
Country:	United Kingdom			Email address:			
Postcode:	SK13 1HJ						

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ralph	Surname:	Taylor		
Company name:	Paul Butler Associates Ltd						
Street address:	31 Blackfriars Road			Telephone number:	Country Code	National Number	Extension Number
Town/City:	Salford			Mobile number:			
County:	Greater Manchester			Fax number:			
Country:	United Kingdom			Email address:			
Postcode:	M3 7AQ			ralph@paulbutlerassociates.co.uk			

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text" value="3"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Owls Nest Farm"/>		
Street address:	<input type="text" value="Goddard Lane"/>		
	<input type="text" value="Hadfield"/>		
Town/City:	<input type="text" value="Glossop"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="SK13 1HJ"/>		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="402219"/>
Northing:	<input type="text" value="396858"/>

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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 land is within the residential curtilage of 3 Owls Nest Farm (use class C3). Planning permission was granted for 'Conversion of Barn/Shippon to private dwelling natural stone and natural stone slate at Padfield Main Road' under application reference 025523 on 17 August 1987 (see decision notice at Appendix 1 of Permitted Development Compliance Note).

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

- Permitted Development Compliance Note prepared by Paul Butler Associates dated 18.09.2015.
- Drawing 2598-2 'Proposed Construction of Garage' prepared by PlanMart.
- Drawing 004 Rev B 'Site Location Plan' prepared by Paul Butler Associates.

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 proposal is to erect a timber garage/store located within the residential curtilage of the applicant's dwelling at 3 Owls Nest Farm. The garage/store will be used by the applicant for storing his vehicle and is therefore for a purpose incidental to the enjoyment of a dwellinghouse in compliance with Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015. A 'Permitted Development Compliance Note' prepared by Paul Butler Associates dated 18.09.2015 has been submitted and demonstrates that the proposal qualifies as permitted development.

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)

The proposal will involve the erection of a timber garage/store located within the residential curtilage of the applicant's dwelling at 3 Owls Nest Farm. The garage/store will be timber framed with horizontal birch boarding. It will be 2.5m in height and feature a corrugated Onduline sheet roof. The garage/store will be constructed above a stone clad plinth which will provide a level surface. Access to the garage/store will be from the existing driveway to 3 Owls Nest Farm. No new street, hardstandings, means of enclosure or draining of land/buildings is proposed.

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:

18/09/2015

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.