

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. Site Address

Number	<input type="text" value="22"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Orchard Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Twickenham"/>
Postcode	<input type="text" value="TW1 1LY"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="516501"/>
Northing (y)	<input type="text" value="174535"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="John"/>
Surname	<input type="text" value="Fletcher"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="22, Orchard Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Twickenham"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="TW1 1LY"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text"/>
First name	<input type="text" value="Dean"/>
Surname	<input type="text" value="Griffiths"/>
Company name	<input type="text" value="Astronaut Kawada Architecture"/>
Address line 1	<input type="text" value="Treehugger Studio"/>
Address line 2	<input type="text" value="c/o 65 Crane Avenue"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="TW7 7JR"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. 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 description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Proposal to repair the existing cellar, keeping its floor area and volume as existing. The existing cellar is currently accessed via a primitive ladder from the kitchen. The existing access is completely unsuitable for safe, daily domestic use, therefore it is proposed to improve its access, by installing a flight of steps (in line with building regs), down from the kitchen to the cellar.
It will retain its current use as utility space, functionally supporting the kitchen which is located directly above at ground level.

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

5. 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 existing cellar is part of the original construction of the Edwardian property, and typical of most other houses within the street. The proposed alteration is simply to improve the access steps down to the cellar. The footprint and volume of the actual cellar will remain unchanged and not increase. This has been discussed and agreed with the planning officers and LPA in previous discussion and correspondence during May and June 2021. The function will remain as existing, as ancillary utility space to support the kitchen above.

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

The proposed improvement to the access steps was confirmed as not requiring planning permission, within email correspondence with the Planning Officer (Lucy Hale), dated 2nd June 2021 (pdf copy attached). This confirmation was in reply to the applicants (agent) email dated 26th May 2021 (attached to same pdf as officer's response). A further email dated 3rd June 2021 also confirmed this agreement (pdf copy attached). The drawing referred to during the above mentioned discussions was: (0097_20210525_sk8_Proposed_Plans_Ground_review2) also attached, indicating the proposed steps. The proposed configuration is marked 'steps 4'.

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

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 not changing the existing use or increasing the size of the existing cellar space. It is simply improving access. The planning officer and LPA have agreed and confirmed that the proposal does not require planning permission.

6. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number

MX245576

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes No

7. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?

0.00

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? 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?

- The agent
- The applicant
- Other person

10. 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 (Must be pre-application submission)

Details of the pre-application advice received

Discussed at length and agreed in email correspondence dated 2nd June 2021. Further confirmation email dated 3rd June 2021. The planning officer had discussed the matter with her team prior to making the decision that the proposed steps were not considered to be 'development'. NB. These discussions were at the end of a long process in relation to a separate application for extension of an existing basement (20/2614/HOT) which was subsequently withdrawn.

11. 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. Yes No

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?

12. Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

13. 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 (cannot be pre-application)

29/07/2021