

**RECORD OF EXERCISE OF DELEGATED AUTHORITY BY OFFICER**

<b><u>SUBJECT OF DECISION</u></b>	
Issue of Certificate of Proposed Lawful Development – 14 Kingsley Crescent Bulkington, Bedworth	
<b><u>DECISION REFERENCE</u></b>	<b><u>SOURCE OF AUTHORITY AND REFERENCE</u></b> (i.e. Committee/ Constitution/Minute No. etc.
DO 21 /2019(PR)	Part 3E : Director Arts, Leisure and Democracy
<b><u>DATE OF DECISION</u></b>	<b><u>DECISION MAKER (Name and Job Title)</u></b>
12 <sup>th</sup> August 2019	 Philip Richardson – Director – Arts, Leisure and Democracy
<b><u>RECORD OF THE DECISION</u></b>	
a) The issue	
An application has been received together with supporting evidence for a legal determination as to whether to issue a Certificate of Proposed Lawful Development that a proposed hip to gable roof alteration with velux windows for the purposes of a loft conversion falls within permitted development rights and accordingly does not require planning permission.	
b) The Decision	
To issue a Certificate of Proposed Lawful Development	
<b><u>REASON FOR THE DECISION</u></b>	
Compliance with s.192 Town and Country Planning Act 1990	
<b><u>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED IN MAKING THE DECISION</u></b>	
Not to issue a Certificate	
<b><u>WARD RELEVANCE</u></b>	
BU	
<b><u>FINANCIAL AND BUDGET IMPLICATIONS</u></b>	
None	
<b><u>CONSULTATION UNDERTAKEN WITH MEMBERS/OFFICERS</u></b>	
Head of Development Control	

**ANY CONFLICT OF INTEREST DECLARED BY ANY EXECUTIVE MEMBER CONSULTED**

None

**IN RESPECT OF ANY DECLARED CONFLICT, ANY DISPENSATION GIVEN BY THE HEAD OF PAID SERVICE**

None

**EQUALITIES IMPLICATIONS**

None

**HUMAN RESOURCES IMPLICATIONS**

None

**FINANCIAL IMPLICATIONS**

None

**HEALTH EQUALITIES IMPLICATIONS**

None

**SECTION 17 CRIME & DISORDER IMPLICATIONS**

None

**RISK MANAGEMENT IMPLICATIONS**

None

**ENVIRONMENTAL IMPLICATIONS**

None

**LEGAL IMPLICATIONS**

Not to issue the Certificate may result in an Appeal and Costs against the Council

**ANY OTHER COMMENTS**

None

**RETURN TO DIRECTOR – ARTS, LEISURE & DEMOCRACY AS SOON AS A DECISION IS MADE OR AS REASONABLY PRACTICABLE THEREAFTER**

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192**  
( as amended by s.10 Planning and Compensation Act 1991)

**The Town and Country Planning ( Development Management Procedure ) (England)**  
**Order 2015 : article 39**

**CERTIFICATE OF LAWFULNESS OF PROPOSED DEVELOPMENT**

Nuneaton and Bedworth Borough Council hereby certifies that on 28<sup>th</sup> June 2019 the proposed development described in the First Schedule hereto ("the Proposed Development") in respect of the land specified in the Second Schedule hereto ("the Land") would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

The Proposed Development falls within Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Signed



Philip Richardson, Director – Arts, Leisure and Democracy and authorised officer of Nuneaton and Bedworth Borough Council, Town Hall, Nuneaton, CV11 5AA (ref. X443.184/WSDW)

Date 12<sup>th</sup> August 2019

**FIRST SCHEDULE**

**THE PROPOSED DEVELOPMENT**

The proposed hip to gable roof conversion with three velux windows to the front and dormer roof and windows to rear for the purposes of a loft conversion within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) as set out in the Drawing KADS14KCBR001-A attached to this Certificate and given Council reference 036520

**SECOND SCHEDULE**

**THE LAND**

The land and buildings known as 14 Kingsley Crescent Bulkington, Bedworth CV12 9PL as shown edged red on the Site Location Plan on the Drawing attached to this Certificate

**See Notes (1-4 attached)**

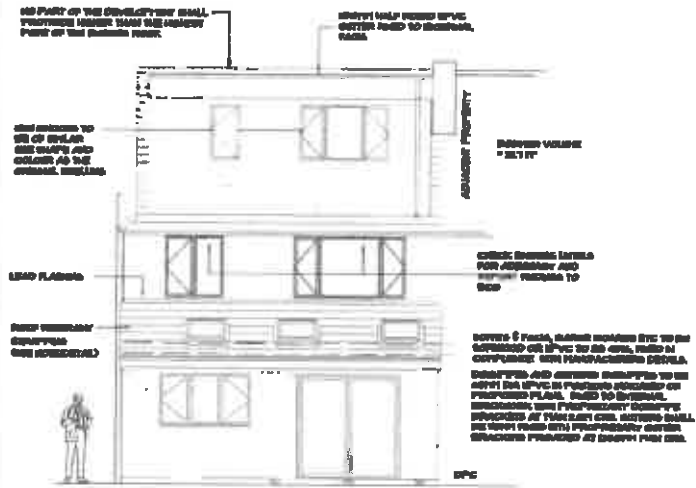
**1 This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).**

**2 It certifies that the proposed development specified in the First Schedule taking place on the land described in the Second Schedule would be lawful, on the specified date and, thus, would not be liable to enforcement action under Part 7 of the 1990 Act on that date.**

**3 This certificate applies only to the extent of the proposed development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached Drawing. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.**

**4 The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.**

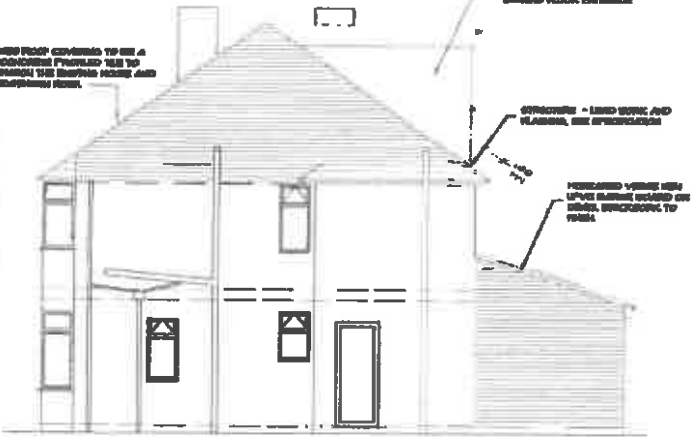
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PROPOSED REAR ELEVATION

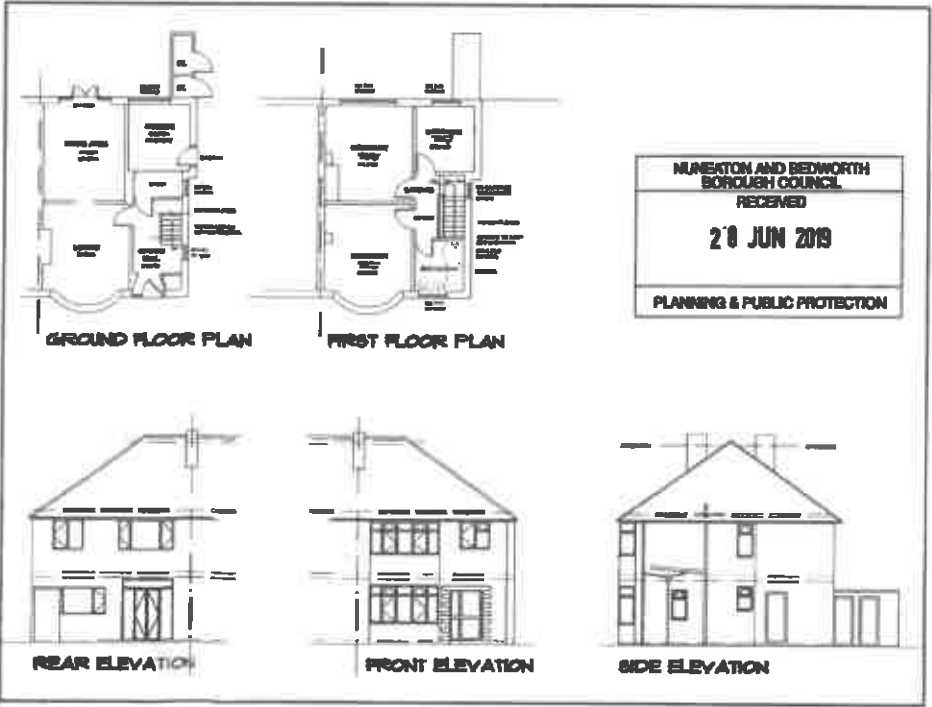


PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

**ASBESTOS**  
 ALL BUILDINGS PRE DATING THE YEAR 2000 SHOULD HAVE AN ASBESTOS SURVEY CONDUCTED BY A COMPETENT SURVEYOR PRIOR TO COMMENCEMENT OF WORKS.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

REAR ELEVATION

FRONT ELEVATION

SIDE ELEVATION

WILKINGTON AND BEDWORTH BOROUGH COUNCIL  
 RECEIVED  
 28 JUN 2019  
 PLANNING & PUBLIC PROTECTION

**PERMITTED DEVELOPMENT CALCULATOR FOR HP TO GABLE CONVERSION USES**

**HEIGHT** = DISTANCE OF GUTTER ELEVATION FROM BASELINE TO GABLE.

**DEPTH** = DISTANCE OF GUTTER ELEVATION FROM FRONT OF NEW GABLE TO GABLE IF PERMITTED. THE MAXIMUM OF THE DEPTH IS EQUAL TO THE ORIGINAL GUTTER OF THE ROOF HAD IT REMAINED.

**HEIGHT** = HEIGHT OF GUTTER FROM BASELINE TO GABLE FROM THE GUTTER. THE MAXIMUM OF THE HEIGHT IS EQUAL TO THE ORIGINAL GUTTER OF THE ROOF HAD IT REMAINED AT THE PROPOSED GABLE.

**VOLUME OF HP TO GABLE**

**FORMULA FOR HP TO GABLE**

- = 1/2 GABLE X HEIGHT
- = 1/2 GABLE X DEPTH
- = 1/2 G.B X A.D
- = 1/2 G.B.H

**BASE** = SLYT

**WINDROOF HP TO GABLE**

- = 1/2 G.B X 1.5D
- = 1/2 G.B.H

**VOLUME OF HP TO GABLE** = SLYT

**VOLUME OF WIND ROOF**

- = 1/2 G.B.H X HEIGHT X DEPTH
- = 1/2 G.B.H X 4.D X 1.5D
- = 1/2 G.B.H

**VOLUME OF DOWNER** = SLYT

**VOLUME OF HP TO GABLE** & REAR DOWNER

- = 1/2 + 1/2 = 1SLYT



**BUILDING REGULATIONS**

MR AND MRS PALLISTER  
 HENRIETTA CHURCH, WILKINGTON  
 ELEVATIONS AND DRAWINGS

**KADS MKC GROUP - A**  
 SHEET 1 OF 6

150 @ A1 121 JUNE 2019

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