

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

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

**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.

**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".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)  Northing (y)

Description

18 - 20 Church Street

## Applicant Details

### Name/Company

Title

Mr

First name

Christopher

Surname

Goundry

Company Name

Hennessy Group

### Address

Address line 1

1B Rickleton

Address line 2

Bowes Offices

Address line 3

Lambert Estate

Town/City

Chester - Le - Street

County

Durham

Country

Postcode

DH3 4AN

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Mike

Surname

Davies

Company Name

MPD Built Environment Consultants Ltd

## Address

Address line 1

133

Address line 2

Mill Lane

Address line 3

Town/City

Newton - Le - Willows

County

Country

United Kingdom

Postcode

WA12 8BT

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposal

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

- Yes  
 No

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

- Yes  
 No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Use of Property as three Child Children's Home with non-resident carers (Class C2).

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Dwellinghouse (Class C3).

Has the proposal been started?

- Yes  
 No

## 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

A change of use from C3 to C2 may not amount to a material change of use and may still not amount to development which requires planning permission. So it is possible to conclude that no material change of use has occurred if there is no material difference in activity to that which may be anticipated in the case of a conventional residential use. So, if the premises have the look and character of a conventional residential dwelling, and the use gives rise to no greater level of disturbance or amenity effects than could be generated by a C3 use, then no material change of use has occurred.

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

Planning Statement Appendix A - Appeal Decision: APP/M4320/X/22/3300633 - 9 Winstanley Road, Waterloo, Liverpool L22 4QN Appendix B - Appeal Decision: APP/C5690/X/22/3299351 - 9 Whitburn Road, London, SE13 7UQ Appendix C - Appeal Decision: APP/M4320/X/22/3300634 - 19 Winstanley Road, Waterloo, Liverpool L22 4QN Appendix D - Appeal Decision: APP/H4315/X/22/3294620 - 81 Penny Lane, Haydock, St Helens WA11 0QR Appendix E - Appeal Decision: APP/F1040/X/21/3283867 - 3 Sandpiper Lane, Micklegate, Derby DE3 0UU Appendix F - Appeal Decision: APP/U2370/X/21/3277997 - 12 Chiltern Avenue, Poulton-Le-Fylde FY6 7DY Appendix G - Appeal Decision: APP/D2320/X/21/3277353 - 20, Briery Hey, Bamber Bridge, Preston, PR5 8HU Appendix H - Appeal Decision - APP/P1045/X/20/3263178 214 Dale Road, Matlock Bath DE4 3PT Appendix I - Appeal Decision APP/K2420/X/11/2155849 -15 Crownhill Road, Burbage, Hinckley, Leicestershire, LE10 2LD Appendix J - Appeal Decision - APP/K0615/X/05/2004825 - Briar Cottage, Wrexham Road, Bickerton, Malpas, Cheshire Appendix K - Appeal Decision - APP/Z5630/X/23/3318074 Red Thorns, 98 Westbury Road, Kingston Upon Thames, New Malden, KT3 5AN Appendix L - Appeal Decision APP/E2205/X/16/3161037 – The Cottage, Stonebridge Green Road, Egerton, Ashford TN27 9AP Appendix M - Appeal Decision - APP/X1118/X/02/1081831 - 9 Miller Crescent, Barnstable, Devon. Appendix N -

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

C3 - Dwellinghouses

#### Information about the proposed use(s)

Select the use class that relates to the proposed use.

C2 - Residential institutions

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 does not constitute a material change of use for which planning permission is required. There will be no material difference in activity and the property will retain the look and character of a conventional residential dwelling. The use will not result in a greater level of disturbance or amenity effects than could be generated by existing C3 use, therefore no material change of use will occurred and as such the use should be considered lawful.

#### 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

## 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

## Declaration

I/We hereby apply for Lawful development: Proposed use 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Mike Davies

Date

02/12/2025

