

~~All new applications and amendments submitted between Monday 17th and Friday 21st February 2025 may incur a delay in being~~

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

Applicant Details

Name/Company

Title

Mrs

First name

Gillian

Surname

Spinks

Company Name

Keswick Care Ltd

Address

Address line 1

125 Tenter Balk Lane

Address line 2

Adwick-le-Street

Address line 3

Town/City

Doncaster

County

Yokshire

Country

United Kingdom

Postcode

DN6 7EE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

Non-material change of use from C3(a) (dwellinghouse) to use class C2 (residential institution).

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

Non-material change of use from C3(a) (dwellinghouse) to use class C2 (residential institution).

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

Non-material change of use from C3(a) (dwellinghouse) to use class C2 (residential institution).

It has been established that the proposed use is C2 (Residential Institutions), the question then becomes whether a material change of use will occur between that and the original C3(a) use. Due to the number of occupants not exceeding that which would be expected of a single household, the properties use is akin to that of a C3(a) use.

The proposed use would have no impact on the character of the area or residential amenity. The Applicants simply seek to regularise the situation to avoid any ambiguity henceforth.

We are of the view that the change of use is not material and therefore does not trigger a requirement for planning permission but as stated above we would like to regularise the use and remove any doubt or ambiguity.

Due to the reasons outlined herein, it is considered that this change of use is not material and therefore does not involve development within the meaning of Section 55(1) of the Town and Country Planning Act 1990. Accordingly, a Lawful Development Certificate should be awarded.

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

Site Location Plan
Planning Report

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?

As set out in the planning report, we are of the view that the change of use is not material and therefore does not trigger a requirement for planning permission but as stated above we would like to regularise the use and remove any doubt or ambiguity.

Due to the reasons outlined herein, it is considered that this change of use is not material and therefore does not involve development within the meaning of Section 55(1) of the Town and Country Planning Act 1990. Accordingly, a Lawful Development Certificate should be awarded.

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

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

Luke Banks

Date

09/01/2026