

Application for a Lawful Development Certificate for an Existing use or operation or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 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="59"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Commonwealth Avenue"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Hayes"/>
Postcode	<input type="text" value="UB3 2PN"/>

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

Easting (x)	<input type="text" value="508580"/>
Northing (y)	<input type="text" value="181051"/>

Description	<input type="text"/>
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2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Francesco"/>
Surname	<input type="text" value="Tirelli"/>
Company name	<input type="text" value="International Bible Students Association"/>
Address line 1	<input type="text" value="Ibsa House"/>
Address line 2	<input type="text" value="The Ridgeway"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city	<input type="text"/>
Country	<input type="text"/>
Postcode	<input type="text" value="NW7 1RN"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Bernard"/>
Surname	<input type="text" value="Murray"/>
Company name	<input type="text" value="Bernard Murray Design Ltd"/>
Address line 1	<input type="text" value="78 Bridge Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Uxbridge"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="UB8 2QW"/>
Primary number	<input type="text" value="07958471714"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="bmurraydesign@yahoo.co.uk"/>

4. Description of Use, Operation or Activity

Which category describes the existing use or operation or development for which the certificate is sought

- ☒ An existing use
☐ An existing operation
☐ An existing use, operation or activity in breach of a condition

Being a use, operation or activity in effect on the date of this application

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to

Use Classes	<input type="text" value="C3 - Dwellinghouses"/>
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5. Description of Existing Use, Operation or Activity

Please describe the existing uses, building works or activities for which you want a lawful development certificate. Where appropriate, show to which part of the land each use building works or activity relates

Ground Floor - Office Use (Queried)

First Floor - Residential Flat

This Certificate of Lawful Development is to establish whether the existing property has solely residential use and can be used as a single dwelling.

6. Grounds for application of a Lawful Development Certificate

Under what grounds is the certificate being sought

☐ The use began more than 10 years before the date of this application

☐ The use, building works or activity in breach of condition began more than 10 years before the date of this application

☐ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years

☐ The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.

☐ The use as a single dwelling house began more than four years before the date of this application

☒ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details

The applicants are a charity who have previously used the ground floor of the property as an office with the first floor let as a flat.

The building is currently vacant and they wish to let the property as a single family dwelling.

There is no planning history available on the Local Authority's website with regard to the property and whether a formal change of use of the ground floor to office use was ever applied for and granted.

This Certificate of Lawful Development is to formally establish the current use of the property and confirm that the building can be used as a single family dwelling.

If the certificate is sought for a use, operation, or activity in breach of a condition or limitation, please specify the condition or limitation that has not been complied with

Reference number

Condition number

Date (must be pre-application submission)

Please state why a Lawful Development Certificate should be granted

Due to the lack of planning history available on the Local Authority's website, we are of the opinion that no formal change of use of the ground floor to office use was ever granted and therefore the property should still be classed as a single residential dwelling.

7. Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

02/10/2018

In the case of an existing use or activity in breach of conditions has there been any interruption? ☒ Yes ☐ No

If Yes, please provide details of the dates, duration and any discontinuance of the development which is the subject of this application. If your application is based on the claim that a use or activity has been ongoing for a period of years, state exactly when any interruption occurred

A date for the current activity was required above and we have shown the application date in order to process the application.

We are however confident that since no formal planning application was approved for the change of use of the ground floor, the property is still classed as a single family dwelling.

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought? ☐ Yes ☒ No

Residential Information

7. Information in support of a Lawful Development Certificate

Does the application for a certificate relate to a residential use where the number of residential units has changed?

☐ Yes ☒ No

8. 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

9. Pre-application Advice

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

☐ Yes ☒ No

10. Interest in the Land

Please state the applicant's interest in the land

- ☒ a) Owner
☐ b) Lessee
☐ c) Occupier
☐ d) Other

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. 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)

02/10/2018