



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"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Colley Wells"/>
Address line 1	<input type="text" value="A49 From Bryn Garth To C1262 Via Much Birch"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Much Birch"/>
Postcode	<input type="text" value="HR2 8HU"/>

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

Easting (x)	<input type="text" value="350575"/>
Northing (y)	<input type="text" value="229629"/>

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

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Olivia"/>
Surname	<input type="text" value="Hazell"/>
Company name	<input type="text" value="Acorus Rural Property Services Ltd"/>
Address line 1	<input type="text" value="Oak House,"/>
Address line 2	<input type="text" value="Kingswood Business Park,"/>
Address line 3	<input type="text" value="Holyhead Road,"/>

2. Applicant Details

Town/city	Wolverhampton
Country	
Postcode	WV7 3AU
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mrs
First name	Olivia
Surname	Hazell
Company name	Acorus Rural Property Services Limited
Address line 1	Oak House
Address line 2	Kingswood Business Park
Address line 3	Holyhead Road
Town/city	Albrington, Wolverhampton
Country	
Postcode	WV7 3AU
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Use, Building Works or Activity

Please indicate why you are applying for a lawful development certificate

- ☒ An existing use  
☐ Existing building works  
☐ An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at 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	C3 - Dwellinghouses
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5. Description of Existing Use, Building Works or Activity

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

The use of a building as indicated by the plans submitted as dwelling house in residential use for over four years.

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 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

A copy of the 1968 plan as submitted shows the layout and design of the existing dwelling house as per exists onsite. It is evident onsite from the weathering and general age of the windows, decking, guttering and walls that the building was built during the 1970s.  
A copy of an aerial photograph showing the dwelling house existed in the 1980s and is evident that the dwelling house was maintained and in use as a dwelling house during the 1980s.  
The statutory declarations submitted from the owners and tenants evidence that the dwelling house has been used as a dwelling house for over four years and therefore qualifies for the regularisation, being classed as a dwelling house in residential use.  
The use of the dwelling house should be granted as the building and the subject of this application has been used as a dwelling house, continuously without concealment, for over four years as per the plans, photographs and statutory declarations evidence.

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)?

28/11/1970

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

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

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?

## 8. Site Visit

- ☒ 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

- ☒ Owner  
☐ Lessee  
☐ Occupier  
☐ 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)

28/11/2019