



Application for a Lawful Development Certificate for a Proposed use or development.  
Town and Country Planning Act 1990: Section 192, 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   | 7               |
| Suffix   |                 |
| Property name  |                 |
| Address line 1   | Laurel Crescent |
| Address line 2   |                 |
| Address line 3   |                 |
| Town/city  | Keighley        |
| Postcode   | BD21 2HN        |
| Description of site location must be completed if postcode is not known: |                 |
| Easting (x)  | 405647          |
| Northing (y)   | 441673          |
| Description  |                 |

**2. Applicant Details**

|                |                   |
|----------------|-------------------|
| Title          | Mrs               |
| First name     | Catherine         |
| Surname        | Toch              |
| Company name   |                   |
| Address line 1 | 7 Laurel Crescent |
| Address line 2 |                   |
| Address line 3 |                   |
| Town/city      | Keighley          |

## 2. Applicant Details

|   |   |
|---|---|
| Country   | <input type="text" value="United Kingdom"/>                   |
| Postcode  | <input type="text" value="BD21 2HN"/>                         |
| Are you an agent acting on behalf of the applicant? | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Primary number                                      | <input type="text"/>  |
| Secondary number                                    | <input type="text"/>  |
| Fax number  | <input type="text"/>  |
| Email address                                       | <input type="text"/>  |

## 3. Agent Details

No Agent details were submitted for this application

## 4. Description of Proposal

|   |   |
|---|---|
| Does the proposal consist of, or include, the carrying out of building or other operations? | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Does the proposal consist of, or include, a change of use of the land or building(s)?       | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Has the proposal been started?  | <input type="radio"/> Yes <input checked="" type="radio"/> No |

## 5. 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

This is a family home where I have lived for over 31 years. It is a terraced property, built in 1885 and was included in the Devonshire Park and Cliffe Castle Conservation Area when it was established by Bradford Metropolitan District Council in 2002. Last year, I began to pursue a policy of trying to find cleaner energy and finding a system that would meet my 90-year-old Mother's needs as well as mine. I made a move to replace some wet gas boiler central heating with modern electric radiators and due to a contractors error, all wet radiators were removed. The electricity bills soared last winter, so I am wanting to try solar panels in an effort to maintain heat at an affordable price. The house fronts the private road of Laurel Crescent, a single access track which follows the crescent shape of the terrace, there is then a large shared garden area with several mature trees and then the public highway Belgrave Road. Solar panels are a permitted development in a conservation area and i understand that I am advised to obtain a Certificate of Lawfulness to provide evidence that the solar panels will indeed, be lawful in the event that I should sell my home. Numer 7 Laurel Crescent is some way away from Belgrave Road and is not visible from the highway.

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

No planning permission needed and ther is no further documentary evidence for this application for a Certificate of Lawfulness. There is no change of use, so the next two questions appear irrelevant. Number 7 Laurel Crecent is one family home, always has been and the intention is that it continues for this use and no other.

Please select the use class that relates to the existing or last use. If the use class is not shown, please select 'Other' and provide details.

C3 - Dwellinghouses

### Information about the proposed use(s)

Please select the use class that relates to the proposed use. If the use class is not shown, please select 'Other' and provide details.

C3 - Dwellinghouses

Is the proposed operation or use

Permanent  Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Solar panels meet the international, national, regional and local targets to produce enrgy using renewable methods. There are no longer any government grants to set up domestic systems, so the research, procuring and financing of the project is being met entirely by me. I might start a trend in the area and seeing panels on my home, might contribute to others taking up the choice of renewable energy.

## 6. 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

## 7. Pre-application Advice

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

Yes  No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Morning Catherine, Thank you for contacting Bradford Council and solar panels are classed as permitted development within a Conservation Area providing they are not added to the roof which fronts a highway. I would also advise you to submit a Certificate of Lawfulness which is a legal document stating that what you have done is legal. If and when you come to sell the property the Solicitor/Conveyancer will ask for the planning permission decision notice, as this would not require planning this is the replacement form. Please copy and paste the link below into your browser - <https://www.bradford.gov.uk/planning-and-building-control/planning-applications/lawful-development-certificate-for-a-proposed-use-or-development/>

If you require any further assistance, please contact us using the details provided below:

Website: [www.bradford.gov.uk/savetime](http://www.bradford.gov.uk/savetime)

Telephone: 01274 434605

Kind regards

Julie Ainsworth (e-contact)  
Customer Advice Officer  
Corporate Contact Centre

## 8. 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?

## 9. Interest in the Land

Please state the applicant's interest in the land

- Owner  
 Lessee  
 Occupier  
 Other

## 10. 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)

26/10/2020