

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="30"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Ridgefield Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Oxford"/>
Postcode	<input type="text" value="OX4 3BU"/>

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

Easting (x)	<input type="text" value="453312"/>
Northing (y)	<input type="text" value="205217"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Alexandra"/>
Surname	<input type="text" value="Marsh"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Old Coates Mill Dairy"/>
Address line 2	<input type="text" value="2 Gloucester Street"/>
Address line 3	<input type="text" value="Winchcombe"/>

2. Applicant Details

Town/city	<input type="text" value="Cheltenham"/>
Country	<input type="text" value="UK"/>
Postcode	<input type="text" value="GL54 5LU"/>

Are you an agent acting on behalf of the applicant?

Yes 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 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 select the relevant Use Class.

Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include Use Classes C2A and C4 or the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other

Other

Currently C3, but continually used as C4 HMO (pre-dating Article 4 Direction from 25 February 2012)

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 building has been let as a property in multiple occupation for many years despite building use never changing from C3. Private records and licensing show that this use predates the coming into force of the Article 4 Direction from 25 February 2012 from the introduction of local planning controls for HMOs in the whole Oxford City Council area. The current HMO licence (19/03016/HMOLIC) allows for accommodation of six people and this has been granted continually since prior to 2011. A statement of truth attached in the form of a solicitors letter outlining this from the current owner is in place. As the building is now currently undergoing a sale to a new owner (the applicant), a Lawful Development Certificate is required to ensure continued use in this capacity is lawful.

6. Grounds for application of a Lawful Development Certificate

Under what grounds is the certificate being sought

6. Grounds for application of a Lawful Development Certificate

- 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).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation? Yes No

Please state why a Lawful Development Certificate should be granted

To establish that an existing use of the building as an HMO is lawful despite being in breach of a planning condition that came into force within the Article 4 Direction from 25 February 2012 and the introduction of local planning controls for HMOs in the whole of Oxford City Council.

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)?

01/12/2007

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?

- The agent
- The applicant
- Other person

If Other has been selected, please provide contact details:

Contact name:

Title

First name

Surname

Telephone number

Email address

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

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- Owner
- Lessee
- Occupier
- Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

Have they been informed of the application?

Yes No

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)

29/01/2021