

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	6
Suffix	
Property name	
Address line 1	Lipton Close
Address line 2	
Address line 3	
Town/city	Bootle
Postcode	L20 8PU
Description of site location must be completed if postcode is not known:	
Easting (x)	334020
Northing (y)	394492
Description	

2. Applicant Details

Title	Mr
First name	Ben
Surname	Jackson
Company name	Top Rope Brewing Limited
Address line 1	6, Lipton Close
Address line 2	
Address line 3	
Town/city	Bootle

2. Applicant Details

Country

Postcode

L20 8PU

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

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?

☐ Yes ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes ☒ No

Has the proposal been started?

☐ Yes ☒ 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

The unit currently operates as a microbrewery under class B2, we are proposing ancillary use as a taproom under the conditions that it would occupy a small portion of the unit's space and run intermittently therefore not taking up any significant amount of the brewery's operational capacity.

I am able to confidently state that:

The taproom would take up no more than 12% of the brewery's floor space (37.5 square meters of our 312 square meter total)

The taproom would operate no more than 20 hours per week, between the days of Friday and Sunday and between the hours of 12pm and 10pm

The taproom income would be no greater than 10% of the brewery's total income

The taproom bar and all furniture will be removable and stored elsewhere in the brewery when not in use

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

Select the use class that relates to the existing or last use. 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 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.

B2 - General industrial

Information about the proposed use(s)

Select the use class that relates to the proposed use. 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 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

5. Grounds for Application

I am seeking a Lawful Development Certificate to allow us to operate a taproom on an ancillary basis

Is the proposed operation or use

☒ Permanent ☐ Temporary

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

I am confident that the scale of the taproom would constitute ancillary use due to the size and infrequent operational hours. As such, it would not represent a viable business by itself. I can state that:

The taproom would take up no more than 12% of the brewery's floor space (37.5 square meters of our 312 square meter total)

The taproom would operate no more than 20 hours per week, between the days of Friday and Sunday and between the hours of 12pm and 10pm

The taproom income would be no greater than 10% of the brewery's total income

The taproom bar and all furniture will be removable and stored elsewhere in the brewery when not in use

Therefore, when not operational, the taproom would have no impact on the operation and layout of the brewery as it currently stands.

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	Mr
First name	
Surname	
Reference	

Date (Must be pre-application submission)

16/12/2020

Details of the pre-application advice received

I received an email from Mr Williams advising that applying for a lawful development certificate may be a viable solution and an attached case study from a different planning authority (Reading Borough Council) showing that they had awarded a lawful development certificate to a brewery (Phantom Brewing Co) who were operating under terms highly similar to the ones proposed by myself.

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

9. Interest in the Land

- ☐ Owner
- ☒ Lessee
- ☐ Occupier
- ☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

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)

15/03/2021