

By Planning Portal & Post

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20 April 2021

Dear Sirs,

**Town & Country Planning Act 1990
Application for a Certificate of Lawfulness
161, Brynheulog, Pentwyn, Cardiff**

I act on behalf of ICL Care Ltd and enclose a planning application for a Certificate of Lawfulness in respect of the above property. The last use of the property was as a family dwelling. However, the premises has now been vacant for approximately 2 years, during which the property has been extensively renovated.

The application seeks a Certificate of Lawful Development under Section 192 of the Town & Country Planning Act 1990 for the use of the property – which is an existing dwelling house (Class C3) to use as a residential home with an element of care incorporated into the use (Class C2). It is contended that the proposed development is lawful and that the proposal would not constitute a material change of use requiring planning permission.

The precise details of the proposal are outlined in the attached Supporting Statement. The proposal is akin to several other similar outlets in the city which have recently been approved:-

- 390, Cyncoed Road – Ref: 21/00365/MNR
- 38, Penylan Road – Ref: 20/01417/MNR
- 11, Cumberland Street – Ref: 21/00251/MNR
- Graig Llwyn, Pontprennau – Ref: 18/02729/MNR
- 28, The Parade – Ref: 19/02996/MNR
- 87, Ty – Fry Road – Ref: 20/02368/MNR
- 74, Oakway Road – Ref:20/01454/MNR

The planning application is submitted via the **Planning Portal (Ref: 09724063)**. A hard copy of the submission will follow in the post and once we receive an acknowledgment with an application reference number the fee will be paid directly by the applicant.

I look forward to hearing from you further and should you have any further queries in the meantime, please do not hesitate to give me a call.

Yours Sincerely

A handwritten signature in blue ink that reads "Carolyn Jones". The signature is written in a cursive style with a horizontal line at the end.

CAROLYN A JONES

Enc

Cc ICL Care Ltd