



**Our Ref**  
21/0378

**Your Ref**

**Ask For**  
Beth Winstanley

**Date**  
22 April 2021

Mr Prideaux  
RBA Town Planning  
City West Business Park  
Building 3  
Gelderd Road  
Leeds  
LS12 6LN

Dear Mr Prideaux

**LAWFUL USE CERTIFICATE**

**21/0378 - CERTIFICATE OF LAWFULNESS FOR PROPOSED DEVELOPMENT OF DEMOLITION OF FRONT BOUNDARY WALL**

**135 WARTON STREET, LYTHAM ST ANNES, FY8 5BH**

I acknowledge receipt of your application which we consider was validly submitted on 21 April 2021. Your application has been checked to make sure everything is in order and if for any reason it is later found to be invalid, you will be told as soon as possible. You should be aware there are no provisions for a refund of the planning fee now you have received this acknowledgement.

Please note how we have described your proposal above as this description will appear on your decision notice and may differ from the wording used in your application form. If you do not agree with this description of development please contact us.

If you have not received a decision by the 16 June 2021, you may appeal against the lack of decision to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN within 6 months of that date or via [www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate). At the expiry of the statutory period, unless there has been on going correspondence upon the application, which explains any delays in determination, I shall write to you to seek clarification as to why matters already raised with you have not been resolved or to explain my non-determination of the application.

The information submitted in your application will be made available to all consultees and members of public as relevant to this application. The information is also contained within a weekly list of planning applications and decisions, which contains details of the applicant and agent, and is publicly available on the council's website.

Please note your planning application can in no way imply or give consent for work which may also need approval under the Building Regulations and any other relevant legal requirements or Regulations. You are advised to check with the Building Control Section if you are in doubt about Building Regulations requirements.

Yours sincerely

A handwritten signature in black ink, appearing to read "Beth Winstanley".

Beth Winstanley,

Planning Officer