

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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Ashfern House"/>
Address line 1	<input type="text" value="Harwich Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Great Bromley"/>
Postcode	<input type="text" value="CO7 7UL"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="609735"/>
Northing (y)	<input type="text" value="224820"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Nine Points Property Ltd"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="The Long Barn"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Litchfield"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="RG28 7PR"/>
Are you an agent acting on behalf of the applicant?	
Primary number	<input type="text" value=""/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text" value=""/>

☒ Yes ☐ No

3. Agent Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Alder King Planning Consultants"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Pembroke House"/>
Address line 2	<input type="text" value="15 Pembroke Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Bristol"/>
Country	<input type="text"/>
Postcode	<input type="text" value="BS8 3BA"/>
Primary number	<input type="text" value=""/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value=""/>

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 site has had a long planning history relating to its existing use as a residential care home (Use Class C2) of over 30 years, as set out in the submitted Planning Statement.

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

5. Grounds for Application

Planning Statement

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 nowrevoked 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.

C2 - Residential institutions

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 nowrevoked 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.

C2 - Residential institutions

Is the proposed operation or use

☒ Permanent ☐ Temporary

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

The proposed use of the site is as a residential care home (Class C2). The site has a lawful planning use as a care home, falling within Use Class C2. There are no planning conditions attached to any planning permissions relating to the site which restrict the use of the site solely to a 'residential care home for the mentally handicapped'. As such, in planning terms, the site can be used for any purpose falling within Use Class C2, including the proposed use as a residential care home.

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

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

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)