



Burnley.gov.uk

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="84"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Westgate"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Lancashire"/>
Town/city	<input type="text" value="Burnley"/>
Postcode	<input type="text" value="BB11 1RY"/>

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

Easting (x)	Northing (y)
<input type="text" value="383417"/>	<input type="text" value="432722"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Umar

Surname

Shafaat

Company Name

Home Extension Advisory Service

Address

Address line 1

301, Broadstone Mill

Address line 2

Broadstone Road

Address line 3

Town/City

Stockport

County

Country

United Kingdom

Postcode

SK5 7DL

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- Yes
 No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

INTERNAL Changes and Additional Rooflights

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

- Yes
 No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Please see all additional documentation which gives a full description of the scale and nature of the proposed use

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Family Living Home (Applicant Bought Site on 28.04.2023)

Use end: 28/04/2023

Has the proposal been started?

- Yes
 No

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

Please also see all additional information provided.

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

0050_3_01 – 84 Westgate BB11 1RY - Site Location And Block Plan
0050_3_02 – 84 Westgate BB11 1RY - Existing Plans And Elevations
0050_3_03 – 84 Westgate BB11 1RY - Existing External Views
0050_3_10_C – 84 Westgate BB11 1RY - Proposed Plans
0050_3_11 – 84 Westgate BB11 1RY - Proposed Elevations
0050_3_12 – 84 Westgate BB11 1RY - Proposed External Views
V2 Construction Management Plan
V2 Environmental Protection Plan
V2 Fire Safety Assessment Checklist
V2 Fire Safety Assessment
V2 Heritage Statement
V2 Planning Statement
V2 Request for Planning & Certificate of Lawful Development
V2 Waste Management Plan

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

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C4 - Houses in multiple occupation

Is the proposed operation or use

- Permanent
 Temporary

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

In terms of the proposals to change the use of the dwelling to a small HMO, the layout meets the following criteria:

Section 254 of the Housing Act 2004 states that a building or part of a building meets the standard test for a HMO if:

(a) it consists of one or more units of living accommodation not consisting of a self-contained flat or flats;

(b) the living accommodation is occupied by persons who do not form a single household (see section 258);

(c) the living accommodation is occupied by those persons as their only or main residence or they are to be treated as so occupying it (see section 259);

(d) their occupation of the living accommodation constitutes the only use of that accommodation;

(e) rents are payable or other consideration is to be provided in respect of at least one of those persons' occupation of the living accommodation; and

(f) two or more of the households who occupy the living accommodation share one or more basic amenities or the living accommodation is lacking in one or more basic amenities

& Proposed rooflights – would be pd under Class C despite Conservation Area.

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

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

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.

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?

- Yes
- No

Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Umar Shafaat

Date

12/10/2023