

## Department for Environmental and Community Services

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Strategic Planning,  
Bristol BS37 0DD

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### Application for a Lawful Development Certificate for an Existing Use or Operation or Activity, including those in breach of a planning condition

### 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="2"/>
Suffix	<input type="text" value="A"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Boultons Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="South Gloucestershire"/>
Town/city	<input type="text" value="Kingswood"/>
Postcode	<input type="text" value="BS15 1RU"/>

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

Easting (x)	Northing (y)
<input type="text" value="364641"/>	<input type="text" value="173908"/>

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Mike

Surname

Bull

Company Name

Reach Out Property Ltd

### Address

Address line 1

Brier Wood

Address line 2

School Lane

Address line 3

Town/City

Frenchay

County

Bristol

Country

United Kingdom

Postcode

BS16 1EZ

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- An existing use  
 Existing building works  
 An existing use, building work or activity in breach of a condition

**Being a use, building works or activity which is still going on at the date of this application.**

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please select the relevant Use Class.

## Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

Change of use from dwelling (Class C3) to house of multiple occupancy (Class C4) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

2a Boultons Rd has been a licensed HMO under section 64 of the Housing Act 2004 since 28 December 2018. We believe the current planning use class is still C3 and this should be should be regularised as C4.

## Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- The use began more than 10 years before the date of this application  
 The use, building works or activity in breach of condition began more than 10 years before the date of this application  
 The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years  
 The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.  
 The use as a single dwelling house began more than four years before the date of this application  
 Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- Yes  
 No

Please state why a Lawful Development Certificate should be granted

2a Boultons Rd has been a licensed HMO under section 64 of the Housing Act 2004 since 28 December 2018. We believe the current planning use class is still C3 and this should be should be regularised as C4.

## Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

28-12-2018

In the case of an existing use or activity in breach of conditions has there been any interruption?

- Yes  
 No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

- Yes  
 No

### Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

- Yes  
 No

## 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

## Interest in the Land

Please state the applicant's interest in the land

- Owner  
 Lessee  
 Occupier  
 Other

## 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

## Declaration

I/We hereby apply for Lawful development: Existing 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

Mike Bull

Date

2023/11/23