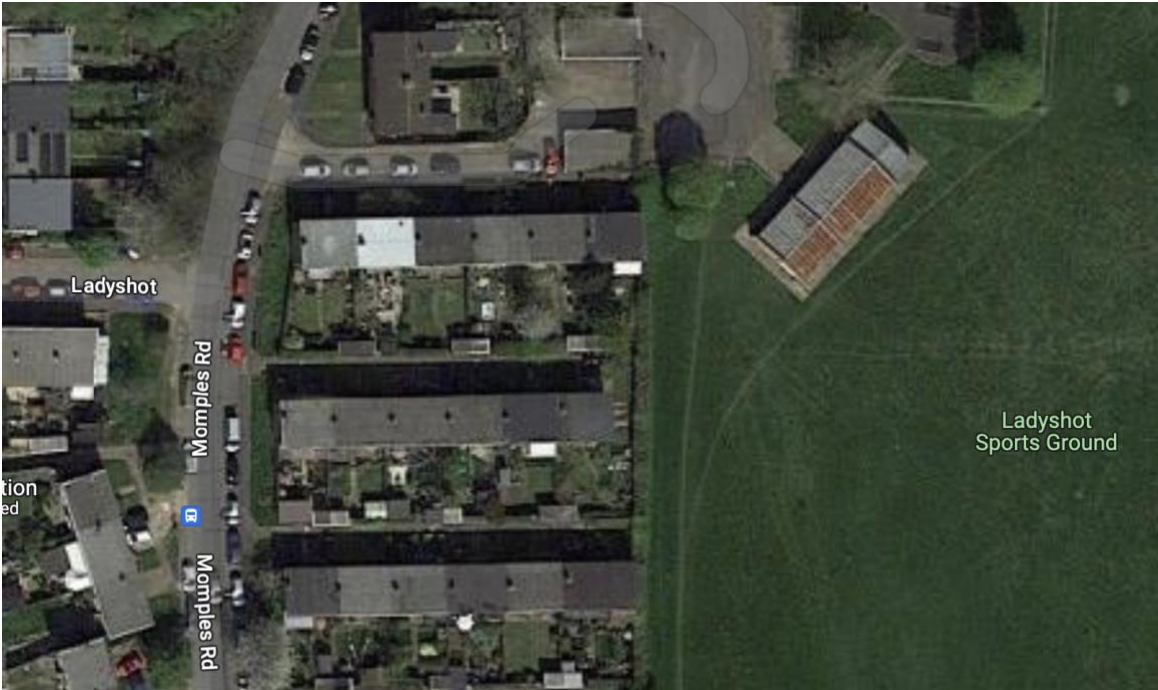
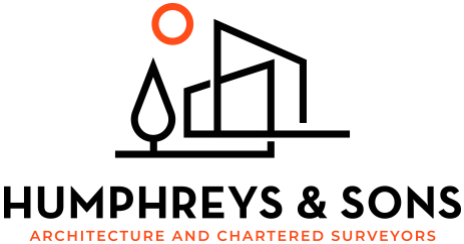


# PLANNING STATEMENT

<b>Project Address</b>	199 Ladyshot Harlow CM20 3ET
<b>Project Description</b>	Certificate of Lawfulness (Proposed) for Class C3 (b) Use
<b>Document Revision</b>	Rev A November 2023



## CONTENTS



WeWork City Road, 145 City Road, Hoxton, London EC1V 1AZ  
020 7688 9552 | 07711652535  
contact@humphreysandsons.co.uk  
www.humphreysandsons.co.uk



<b>SECTION</b>	<b>PAGE NO.</b>
<b>0.0 Cover Page and Contents</b>	<b>1-2</b>
<b>1.0 Preamble</b>	<b>3</b>
<b>2.0 Proposal</b>	<b>4</b>
<b>3.0 Grounds on Which a Certificate of Lawfulness is Sought</b>	<b>4</b>
<b>4.0 Comparable Development</b>	<b>4</b>
<b>5.0 Summary &amp; Conclusions</b>	<b>5</b>

## **1.0 PREAMBLE**

## 1.1 Purpose and Scope

This Planning Statement has been prepared in support of the application for a Certificate of Lawfulness (Proposed) for a Class C3 (b) Use at 199 Ladyshot, Harlow.

The statement has been prepared by Suzanne Asher, BA (Hons), DipTP, MRTPI who is a qualified planning consultant with over 20 years' experience.

## 1.2 Site and Surrounding Context

The site is located on the eastern side of Harlow and comprises a two-storey, end-of-terrace modern house. The surrounding area is predominantly residential, with a sports ground directly to the east.

The site does not have any allocations on the Harlow Policies Map. It is not in any conservation area and there are no listed buildings on the site or nearby. It is in Flood Zone 1 with a low risk of flooding.

The Harlow planning applications database does not show any previous applications on the site.

Figure 1 – Location plan (not to scale)



## 2.0 Proposal

It is proposed to use the property as a small children's home, for two children and one (live-in) adult.

This will fall into Class C3 (b) of The Town and Country Planning (Use Classes) Order 1987 (as amended):

*"not more than six residents living together as a single household where care is provided for residents"*

The house has a living room, kitchen and conservatory on the ground floor, with three bedrooms and a bathroom on the first floor. The existing small bedroom will be enlarged and the conservatory will be used as an office. Plans are included with the application. No changes are proposed to access or parking.

### **3.0 Grounds on Which the Certificate of Lawfulness is Sought**

Section 192 of The Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, provides that if any person wishes to ascertain whether any proposed use of buildings or other land would be lawful, he may make an application for the purpose to the local planning authority specifying the land and describing the use or operations in question.

It states that:

*"If, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case they shall refuse the application."*

The use of the house as a small children's home, with two children and one live-in adult, will fall into Class C3 (b) of the Use Classes Order because there will be *"not more than six residents living together as a single household where care is provided for residents"*

### **4.0 Comparable Development**

The following comparable Certificates of Lawfulness have been issued:

- HW/LDCP/22/00467 – 185 Berecroft, Harlow - proposed use of property for Class C3 (b) use as a children's home for less than six residents
- HW/PL/13/00195 – 99a Westfield, Harlow – proposed use of the property as a children's home with less than 7 residents
- HW/PL/12/00448 – Hubbards Hall Farm, Churchgate Street, Harlow – proposed use of the dwelling as a children's home for three children

### **5.0 Summary & Conclusions**

The proposal is for a Certificate of Lawfulness (Proposed) for the use of the property at 199 Ladyshot as a small children's home for less than six residents.

This will fall into Class C3 (b) of The Town and Country Planning (Use Classes) Order 1987 (as amended) and so is lawful.