



**Department of Place**  
Development Services  
4th Floor Britannia House  
Hall Ings  
BRADFORD BD1 1HX  
Tel: 01274 434605

## 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
<input type="text" value="408921"/>	<input type="text" value="441674"/>

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Shane

Surname

Gough

Company Name

The Commercial Property Buying Company LTD

### Address

Address line 1

Unit 3D

Address line 2

The Tannery

Address line 3

Bradford Rd

Town/City

Halifax

County

West Yorkshire

Country

England

Postcode

HX3 7HR

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## 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

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

Change of use from Offices E(g)(i) – except where not suitable in residential area to Medical or Health Services E(e) except premises attached to the residence of provider

Hours of opening

Mon - Sat 9am - 6pm

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

Change of use from Offices E(g)(i) – except where not suitable in residential area

The use is current.

Cosmetic internal alterations under way due to a recent flood.

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

The council business rates are defined as Offices and Premises.

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

Business Rates Bill 2022  
Business Rates Bill 2023  
Building Regulations Completion certificate  
Tenant Lease Agreement  
For Sale Particulars  
Letting Advert  
Utility Bill  
Ownership Statement  
Existing photos

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

E(g)(i) - Offices - Except where not suitable in a residential area

#### Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(e) - Medical or health services - Except premises attached to the residence of the provider

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 medical/health services use is predominantly an on-line pharmacy and prescriptions service with orders posted/delivered to customers.  
The alterations to the property were completed in 1992 and have been in use for over 10 years.

### 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

Andrew Wolstenholme

Date

15/12/2023