



Planning Service  
London Borough of Lewisham  
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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="126"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Shroffold Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Lewisham"/>
Town/city	<input type="text" value="Bromley"/>
Postcode	<input type="text" value="BR1 5NJ"/>

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

Easting (x)	<input type="text" value="539517"/>	Northing (y)	<input type="text" value="171979"/>
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Description

## Applicant Details

### Name/Company

Title

mrs

First name

Fionnuala & Ygal

Surname

Ms Mullins & Mr Jakobi

Company Name

OwnLife Ltd

### Address

Address line 1

Legion House, 75 Lower Road KENLEY, CR8 5NH

Address line 2

75 Lower Road

Address line 3

Town/City

KENLEY

County

Surrey

Country

Postcode

CR8 5NH

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 \*\*\*\*\*

## 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.

C3 - Dwellinghouses

## 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

OwnLife at 126 SHROFFOLD ROAD, BROMLEY, BR1 5NJ is running (existing use) an OFSTED registered and inspected Children Home. The home offers a maximum of 2 places for young people with complex needs, up to and including age 17 years

## 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

Description of use, operation or other matter

Change of use of a C3(a) dwelling to a use falling within Use Class C3(b)

OwnLife is running since August 2015 - OFSTED registered and inspected Children Home. The home offers a maximum of 2 places for young people with complex needs, up to and including age 17 years

Grounds for application

We are seeking a change from C3(a) to C3(b) which "covers up to six people living together as a single household and receiving care.

To our knowledge 126 Shroffold Road Bromley BR1 5NJ has always been in use as a single family dwelling house Class C3, since it was first built, and there is no planning history on the property to suggest that any other Use other than Use Class C3 existed.

The list the Supporting documentary evidence such as a planning permission), which accompanies the application

The Council Tax band details for the property, taken from valuation office website

<https://www.gov.uk/council-tax-bands>, have revealed that, the subjected property has always been classified as domestic, indicated by Council Tax band and Lewisham Local Authority reference number: 07580012600003 Council - Tax band D

Mixed-use property.- no; Improvement indicator - no

The 2010 Use Class Order ,which amended the 1987 Use Class Order defines Class C3 as "Use as dwelling house" (whether or not as a sole or main residence) by:

- (a) A single person or by people to be regarded as forming a single household
- (b) (b) not more than six residents living together as a single household where care is provided for residents, or
- (c) Not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4)

.We contend that the existed use of 126 Shroffold Road Bromley BR1 5NJ falls within C3(b) That the existing use is not materially difference to the previous original house lawful use of the subject property C3(a) and that no planning permission would be required for a change between any of the subdivisions of the Class. Because the subdivisions still remain within the overall Class C3 and that, there is no change of use involved between[C3(a) original use] and [ C3(b) existing use]

## 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)?

02-08-2015

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 information

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

## Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

**Title Number:**

SGL159737

## Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes

No

## Further information about the Proposed Development

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

0.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

## Vehicle Parking

**Please note:** This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide the number of existing and proposed parking spaces.

**Vehicle Type:**

Cars

**Existing number of spaces:**

1

**Total proposed (including spaces retained):**

1

**Difference in spaces:**

0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

### 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

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

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

First Name

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

Surname

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

Reference

DC/23/131745

Date (must be pre-application submission)

07/09/2023

Details of the pre-application advice received

### Change of Use

10. The application form also states the proposal is for a change of C3 to C2 accommodation. Planning permission would be required for that change of use under Section 55 of the TCPA 1990 (as amended). The Council is obliged to assess the application on the basis of the information submitted on the planning application form.

11. Therefore, the change of use is not considered permitted development. It is an incidental point but the proposed layout plans do not properly clarify the intended use/layout for the property.

## 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

Pawel Stasch



Date

17/01/2024