



Please send the completed form and certificate to:
 Planning Services, Town Hall, Rose Hill, Chesterfield S40 1LP
 Tel: 01246 345811
 Fax: 01246 345809
 email: planning@chesterfield.gov.uk
 Website: www.chesterfield.gov.uk

FOR OFFICIAL USE ONLY

Application No.
 Fee: £
 Receipt No.
 Date of receipt

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)

Description

Applicant Details

Name/Company

Title

Miss

First name

Georgina

Surname

Smith

Company Name

Address

Address line 1

52 Brindley Close

Address line 2

Address line 3

Town/City

Sheffield

County

Country

United Kingdom

Postcode

S8 8PX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

[REDACTED]

Secondary number

Fax number

Email address

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)

All works are internal and covered under Permitted Development Rights. The works are minor and include:

- Installing a partition wall in the lounge
- Converting a utility room back in to a bathroom (it was a bathroom in the past and was then converted to a utility room)
- Reconfiguring the downstairs bathroom
- Installing a corridor from the hallway through to the kitchen so people can access the kitchen directly from the downstairs hallway (this requires reconfiguring of the downstairs bathroom)

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

After the minor internal refurbishment, the house will be used as a 6 bed House of Multiple Occupation (HMO). This is covered under Permitted Development rights as the property sits outside of Article 4.

A HMO licence will be applied for an obtained before the property is used as a HMO.

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

The house is currently used as a single private dwelling house (one family lives in the property). The property will change from being used as a single private dwelling house to a House of Multiple Occupation (HMO) after the minor refurbishment works are completed and the HMO licence is obtained which is expected to be around the 23.05.2024, depending on how long it takes for the HMO licence to be issued.

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 house is a C3 residential property and is being used as a single private dwellinghouse and as such it is currently lawful.

Adding a partition wall, changing the layout of a bathroom, converting a utility room which was formally a bathroom back into a bathroom and partially removing a section of wall to insert a corridor are all covered under Permitted Development rights.

As the house is not in Article 4, using the C3 property as a House of Multiple Occupancy (HMO) (C4) is allowable under Permitted Development Rights.

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

I have provided a floor plan of the ground floor where the minor works will take place showing the layout before and after the minor refurbishment.

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?

A lawful certificate should be granted as the change of use (C3 to C4) and minor internal works are covered under Permitted Development rights.

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

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

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

I, Georgina Smith, the applicant are purchasing the property.

The Owner has been informed in writing of this application.

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

Georgina Smith

Date

09/02/2024