



Planning Services

Merrion House
110 Merrion Centre
Leeds LS2 8BB

Application: 24/01784/CLE

Applicant: Nirvis Properties Limited

Address: 96 Zoar Street
Morley
Leeds
LS27 8JD

Lawful development certificates for existing or proposed development in pursuant of Sections 191 and 192 of the Town and Country Planning Act 1990 are determined based on a legal test and a matter of fact. For that reason these types of application are not subject to consultation. If the local planning authority is satisfied that the appropriate legal tests have been met it will grant a lawful development certificate.

The Lawful Development certificate is a legal document stating the lawfulness of the past, present or future building use, operations, or other matters. If granted by the Local Planning Authority, the certificate means that enforcement action cannot be taken against the development referred to in the certificate.

However, the certificate will not protect from enforcement action by the planning authority if the specified use is then changed 'materially' without a planning application for it.

Please read below for the specifics of this Lawful Development Certificate

This application requests a legal determination as to whether the property has had a lawful conversion of a loft and the addition of a front dormer. The applicant is required to provide sufficient information in order to evidence that on the balance of probabilities the been converted and altered in this manner for a period of at least 4 years.