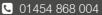
Department for Environmental and Community Services

PO Box 1954 Strategic Planning, Bristol BS37 0DD www.southglos.gov.uk

➤ RegistrationTeam@southglos.gov.uk





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	
	and based on the appropriate in the questions
	ons based on the answers given in the questions.
If you cannot provide a postcode, the description help locate the site - for example "field to the No	on of site location must be completed. Please provide the most accurate site description you can, to orth of the Post Office".
Number	517
Suffix	
Property Name	
Address Line 1	
Filton Avenue	
Address Line 2	
Address Line 3	
South Gloucestershire	
Town/city	
Horfield	
Postcode	
BS7 0LR	
Description of site location must	t be completed if postcode is not known:
Easting (x)	Northing (y)
360514	178131
Description	

Applicant Details
Name/Company
Title
Mr
First name
S
Surname
Padbury
Company Name
Kasa Real Estate Ltd
Address
Address line 1
517 Filton Avenue
Address line 2
Address line 3
Town/City
Horfield
County
South Gloucestershire
Country
Postcode
BS7 0LR
Are you an agent acting on behalf of the applicant?
Contact Details
Primary number
***** REDACTED *****

Secondary number	
Fax number	
Email address	
***** REDACTED *****	
	=
Agent Details	
Name/Company	
Title	
Mr	
First name	
Paul	
Surname	
Jobson	
Company Name	
Three Magnets Planning	
Address	
Address line 1	1
8 Lisle Place	
Address line 2	
Address line 3	
Town/City	
Wotton-Under-Edge	
County	
Gloucestershire	
Country	
United Kingdom	
Postcode	
GL12 7AZ	
L.	

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, 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.
C4 - Houses in multiple occupation
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
Use of existing property as C4 small HMO
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).
If the certificate is sought on 'Other' grounds please give details
Change of use was permitted development under GPDO Schedule 2, Part 3 Class L.

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
Change of use was permitted development under GPDO Schedule 2, Part 3 Class L.
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)?
01-04-2023
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? O 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 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?

Pro application Advice
Pre-application Advice Has assistance or prior advice been sought from the local authority about this application?
Yes ⊘ No

Interest in the Land
Please state the applicant's interest in the land
Owner
○ Lessee ○ Occupier
⊙ Other
If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)
***** REDACTED *****
Have they been informed of the 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
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
Paul Jobson
Date
15/04/2024

