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: Section 191 as amended by section 10 of the Planning and Compensation Act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Site Address

Number	
Suffix	
Property name	The Crew Yard
Address line 1	Hogs Gate
Address line 2	Moulton
Address line 3	
Town/city	Spalding
Postcode	PE12 6QH

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

Easting (x)	531177
Northing (y)	322568

Description

Office building loacted in the grounds of Pickwell House, Hogs Gate, Moulton, PE12 6QH

2. Applicant Details

Title	
First name	Hugh
Surname	Baker
Company name	Hub Rural Ltd
Address line 1	The Crew Yard
Address line 2	Hogs Gate
Address line 3	Moulton

2. Applicant Details

Town/city	Spalding
Country	
Postcode	PE12 6QH

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Description of Use, Building Works or Activity

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. If the use class is not shown, please select 'Other' and provide details.

Use Classes	B1 (a) - Office (other than A2)

5. 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

The building known as The Crew Yard has been used by Hub Rural Ltd as an office since the company's inception in January 2007 [see Certificate of Incorporation in LDC supporting Information], initally using just the first floor, but from July 2010, both floors as the business expanded with more use of the building by both employees and clients of the business.
Hub Rural Ltd is a Agri-Business consultancy prcatise, giving both rural property and farm business advice to a range of land owning and land using business across the East Midlands, East Anglia and further afield. The ground floor of the Crew Yard is mainly a board room where clients come to meetings, but it also comprises a small IT/Server room, a kitchen, WC and access corridor to the first floor. Upstairs, there is a single office, laid out with built in work stations accommodating four people together with a file storage and photocopier areas.

6. Grounds for application of 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

The use of the building known as the Crew Yard as an office has been continuous for more than 10 years, as evidenced by the Statutory Declarations made by the owners of the property, who are both owners and Directors of the occupying business, Hub Rural Ltd. The use has not been in accordance with the original planning consent and the plans attached thereto, which show the building as a gamesroom/study.

6. Grounds for application of a Lawful Development Certificate

The use by Hub Rural Ltd, which is a separate legal entity, has its own employees, clients and audited accounts, is identical to if the business rented an office on say the Enterprise Park or in a building in and around Spalding or Holbeach central business district. Our client base typically does not wish to visit 'urban' based offices, and hence our choice to use the office in the location that is subject to this application. The building has been designed to provide workspace for the employees and a meeting space of both client and workforce meetings - see photographs in LDC supporting info attachments.

7. 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)?

31/07/2010

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

8. 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

9. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

10. Interest in the Land

Please state the applicant's interest in the land

- ◉ Owner
- ○ Lessee
- ○ Occupier
- ○ Other

11. 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. ○ Yes ◉ No

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?

12. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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. ☑

Date (cannot be pre-application) 22/09/2020