SOUTH HOLLAND DISTRICT COUNCIL

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: 4

Suffix:

Property Name:

Address Line 1: Tointon Close

Address Line 2:

Address Line 3: Lincolnshire

Town/city: Spalding

Postcode: PE11 1GS

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

Easting (x): 523879

Northing (y): 323140

Description:

Applicant Details

Name/Company

Title

Dr

First name

Rukayat

Surname

Hameed

Company Name

Cedony Group Ltd

Address

Address line 1

4 Linden Gardens

Address line 2

Address line 3

Town/City

Peterborough

County

4 Linden Gardens

Country

United Kingdom

Postcode

PE2 6XB

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

◯ Yes
⊘ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

◯ Yes
⊘ No

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

We believed the property is currently used as a by people living together as family falling under Class C3(a) of the Town and Country Planning (Use Classes). We are proposing to use the property as a residential Children's home/Supported Living Accommodation which we believe falls under Class C3(b) of the Town and Country Planning (Use Classes) thereby not a use classified as a development requiring full planning permission but a Lawful Development Certificate.

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

Not applicable in this case

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.

C3 - Dwellinghouses

Is the proposed operation or use

⊘ Permanent
◯ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Class C3. Dwellinghouses
Use as a dwellinghouse (whether or not as a sole or main residence) —

(a)by a single person or by people living together as a family, or

(b)by not more than 6 residents living together as a single household (including a household where care is provided for residents).

We purchased the property at 4 Tointon Close in January 2025. We believe the property was used and is currently being used as dwelling house for people living together as a family; falling under Class C3(a) of the Town and Country Planning (Use Classes). We are proposing to use the property as a residential Children's home/Supported Living Accommodation which we believe falls under Class C3(b) of the Town and Country Planning (Use Classes) thereby not a use classified as requiring full planning permission.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

31/01/2025

Details of the pre-application advice received

This enquiry seeks advice with regard to whether or not a planning application (permission) is required for a specific development. Unfortunately, whilst officers can provide an informal opinion, through our pre-application advice service, on the acceptability of specific development proposals that may come forward in the form of a formal planning application, the Local Planning Authority does not offer a service whereby formal confirmation is provided as to whether or not a planning application (permission) is required.

It is advised that you take account of the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This allows for certain types of development to be undertaken without the prior need for a planning application to be submitted or approved by the Local Planning Authority. This is typically known as 'Permitted Development'. Further advice on Permitted Development can be found via the following link: https://www.sholland.gov.uk/article/12678/Permitted-Development.

Should you require formal confirmation regarding whether the development is permitted development, and therefore not requiring a formal planning application, you would be required to submit a Lawful Development Certificate. Details relating to this process are detailed within the link below:

https://www.planningportal.co.uk/permission/responsibilities/planning-permission/lawful-development-certificates

A Lawful Development Certificate is the only appropriate route to gain formal written confirmation.

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

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

Rukayat Hameed

Date

03/02/2025