

**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**

Site	
Address	37, EAST GROVE, MANCHESTER, M13 0AX
Easting	
Northing	
Description of the location of the site	

Applicant Details

Name * Please provide the Applicant's Name and/or the applying Company Name

Title

Mr

First name

Rafal

Surname

Kupis

Company name

Kupis Developments Ltd

Street address *

Craven House

40-44 Uxbridge Road

Town/City *

London

County

Country *

United Kingdom

Postcode *

W5 2BX

Telephone number *

Mobile number (optional)

Fax number (optional)

Email (optional)

Are you an agent acting on behalf of the applicant? *

Yes

Agent Details

Name * Please provide the Agent's name and/or Agency name

Title

Mr

First name

Farhan

Surname

Rama

Agency name

Archirama Ltd

Street address *

3 Parkgate Ave

Withington

Town/City *

Manchester

County

Country *

United Kingdom

Postcode *

M20 3BZ

Telephone number *

Mobile number (optional)

Fax number (optional)

Email *

Description of Use, Operation or Activity

Which category describes the existing use or operation or development for which the certificate is sought *

An existing use

Being a use, operation or activity in effect on the date of this application

Description of Use, Operation or Activity

Please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to *

Use Classes

Other

Description of Use, Operation or Activity

Other *

c4

Description of Existing Use, Operation or Activity

* Indicates a required field

Describe the existing uses, building works or activities for which you want a lawful development certificate. Where appropriate, show to which part of the land each use building works or activity relates *

Use of property as a house in multiple occupation (C4)

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)

Grounds for application for a Lawful Development Certificate

If the certificate is sought for a use, operation, or activity in breach of a condition or limitation, please specify the condition or limitation that has not been complied with

Reference number

na

Condition number

na

Date (DD/MM/YYYY)

(Must be pre-application submission)

Please state why a Lawful Development Certificate should be granted *

Evidence had been provided to show that the property was already being let as a house in multiple occupation prior to change of rules in when permission would have been required from C3 to C4 and that the house has been continuous use for over 10 years as a C4

Information in Support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (DD/MM/YYYY)? *

01/07/2010

(Date must be pre-application submission)

In the case of an existing use or activity in breach of conditions has there been any interruption? *

No

Information in Support of a Lawful Development Certificate

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 *

No

Information in Support of a Lawful Development Certificate

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed? *

No

Pre-application Advice

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

No

Site Visit

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

Yes

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) *

The agent

Interest in Land

Please state the applicant's interest in the land *

a) Owner

Authority Employee/Member

With respect to the Authority, I am (a) a member of staff (b) an elected member (c) related to a member of staff (d) related to an elected member Do any of these statements apply to you? *

No

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 *

04/11/2021

Date (DD/MM/YYYY - cannot be pre-application)

Warning: The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.