



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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Ali

Surname

Hashimy

Company Name

DIAMOND FRAME SNOOKER LIMITED

Address

Address line 1

34 Hawker Avenue

Address line 2

Bolton

Address line 3

Town/City

Bolton

County

Country

Postcode

BL3 3AL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

The first floor of the premises at 18–24 Bury New Road, Cheetham Hill, Manchester M8 8EL has been in continuous commercial use since at least 2012. The site comprises a purpose-built commercial building with established Class E uses throughout.

From 2012 to 2020, the first floor was occupied and lawfully used as a clothing retail showroom open to the public, which fell under Use Class E(a) – retail.

From 2020 until early 2024, the use shifted to a furniture retail showroom, directly connected to and ancillary to the ongoing ground floor furniture retail business. This continued to fall under Use Class E(a), and no planning application was required or submitted for this internal operational change.

Since early 2024, the first floor has become vacant due to the downsizing of the furniture business to ground floor only.

At no point has the first floor been used for any purpose outside Class E, and there have been no known enforcement actions, planning breaches, or unauthorised uses of the space. Therefore, the last lawful use of the premises was Class E(a), and the proposed use as a snooker and pool hall (Class E(d)) remains within the same Use Class E, as per the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

This confirms that no material change of use is occurring and no physical alterations are proposed that would require planning permission. The building remains lawful in structure and use.

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

Supporting Documentary Evidence attached

Location Plan - DWG NO A101
– Identifying the site edged in red, showing surrounding roads and context.

Existing Floor Plan and Elevations - DWG NO A102
– Showing the current internal layout of the first floor, including rooms and circulation.

Proposed Floor Plan - DWG NO A103
– Showing the layout of the proposed snooker and pool hall, including café area and snooker table arrangement.

Planning Statement
– A detailed planning statement explaining the existing and proposed uses, operational details, and why the proposed use falls within Use Class E.

Select the use class that relates to the existing or last use.

E(a) - Display/Sale of goods other than hot food

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(d) - Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

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

The proposed use of the first floor as a public snooker and pool hall with an ancillary café falls within Use Class E(d) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The first floor was lawfully used for clothing retail from 2012 to 2020, and subsequently as a furniture sales showroom until early 2024. Both previous uses fall within Use Class E(a).

As the proposed snooker hall also falls within Class E (specifically Class E(d) – Indoor Sport and Recreation), the use remains within the same Use Class. Therefore, no material change of use is taking place and the proposal does not require planning permission.

No external or structural alterations are proposed. As such, the proposal constitutes lawful development under Section 192 of the Town and Country Planning Act 1990 and a Lawful Development Certificate (Proposed Use) should be granted.

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

Pre-application Advice

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

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
☒ Lessee
☐ Occupier
☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

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

V Alyas

Date

05/06/2025