



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

Miss

First name

Ursula

Surname

Baker

Company Name

NA

Address

Address line 1

Flat 2 503

Address line 2

Wilbraham Road

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M21 0UJ

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

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

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

As receive from email 29th May 2025, I have amended this document and added more information as requested.
The questions being asked as your email as requested:

1-Please confirm Proposal Changes:

>> The change of 5 self-contain flats (Class C3) to single dwellinghouse (Class C3).

>> Added description of each rooms for intended use on Proposal Plans on document section.

>> Removal of Fire Doors on Each Flat (added where it's located on the plans - Refer to Document)

I am to remove all fire doors (they were numbered), and replace no doors, as the rooms have internal doors. This will open up rooms as single dwellinghouse.

I was recommended of removal of fire doors by Mr and Mrs. Scallan of 501, we are cojoined semidetached house, and they had theirs converted back to family home from B&B.

>> Removal of Kitchens Flat 3,4 & 5. I would like to retain Kitchens Flat 1 and 2, due to reasons below:

Flat1 >>>> Living Room TV Area, and Antique Collections

Please see photo, retain kitchen, for convenience's sake to make brews and bring it to the Living Room and watch TV or bring brews and food to outside Garden.

Flat 2 >>>>> Dining Room & Visitor Room

This will be convenient to retain the kitchen, as I want to intend this room as dining room between me and my mother as it is hassle to go back to flat 1 to go to the kitchen, please refer to layout photo. My mother wanted this room as Dining Room where she can eat and gaze from the Bay windows. I also have washing machine and dryer in this kitchen, and would very much prefer to retain it, as it helps with additional washing drying.

This is also where visitors may sit down and discuss personal or business affairs.

Flat 2 has the smallest room of all flats, 28.12 sqm, there is no point removing flat 2 kitchen, as it is quite small room, at 2.92m x 1.81m. It would be great loss if I were to lose this kitchen area.

Also, my neighbour has retained 2 kitchens in their family home, I wish to retain 2 kitchens for myself, please see document evidence please.

If you were to accept proposal changes of layout,

I am hoping Tenants are gone by estimated October 2025. I have informed them orally since March 2025, and will be issuing Section 21 letter by August 2025 of plans to change back to Single Dwelling House Family Home for me and my mother.

If all goes well tenants vacated, target changes around mid-2026 builders will remove fire doors on all flats and removal of kitchens Flat 3,4 and 5, with updating on Bedroom 2. My goal is to successfully convert 5 Self Contain Flats back to Single Dwelling House Family Home by mid-2026. Similar to what next door 501 did to theirs. I want to convert back to family home, as I am already outgrowing my flat and I have future plans to start family on my own.

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

☒ Yes

☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Once the three tenants have left the property, and council approve of proposal changes to remove kitchens flat 3,4 and 5 and fire doors, I will be seeking builders to do the work(remove kitchens in Flat 3,4 and 5) once I got your approval. The works would probably take by 2026.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

These are 5 self contained flats. The property used to be owned by my late father, I do not wish to continue doing Landlord Business, I want to convert them back family home. Changes of circumstances, as I want to start my own family, my mother will be living here with me are reasons why I wanted to make these changes.

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

I was told by your planner, Mr Joshua Lee to apply Lawful Development Certificate, which would prove the change is lawful. Please refer email dated 1 April 2025.

I would like to convert 5 self contain flats back to Family Home please, as I don't wish to be Landlord anymore. I just simply can't take it anymore being a Landlord and its responsibilities and to top it am doing full time HGV Work(long hours) . My Next door neighbour sucessfully converted theirs back to family home from B&B.

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

As suggested by Mr Joshua Lee,your planning officer.

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?

As suggested by Mr Joshua Lee,your planning officer. To apply Lawful Development Certificate, which would prove the change is lawful.

And if sudden change of circumstances or events happened in personal life, the certificate will prove strong point if I decided to sell property as family home.

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

01/05/2025

Details of the pre-application advice received

I have received email from him, suggesting to seek Lawful Development Certificate in order to progress changing Self contain flats back to family home.

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

Ursula Baker

Date

03/06/2025

Amendments Summary

Hi, as received email from Julie Roscoe dated 29 May, I have made amendments as requested. I am hoping this is sufficient?