



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 (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

24

Suffix

Property Name

Address Line 1

Colliery Street

Address Line 2

Bradford

Address Line 3

Manchester

Town/city

Manchester

Postcode

M11 2AP

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

Easting (x)

387539

Northing (y)

397794

Description

Applicant Details

Name/Company

Title

Ms

First name

Christina

Surname

DeJonge

Company Name

E4 Property Group Ltd

Address

Address line 1

24 Colliery Street

Address line 2

Bradford

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M11 2AP

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Reason for Lawful Development Certificate

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.

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 property at 24 Colliery Street comprises two separate residential dwellings: Flat 1 and Flat 2, each occupying distinct internal areas within the building.

Flat 1 occupies the ground floor front section of the building. It is a studio residential unit containing a kitchen, bathroom, living area, and internal partitions. It has been used solely as a private residential dwelling since 12/02/2018. No external alterations or structural changes have been carried out.

Flat 2 occupies the first floor and rear section of the building. It is a one-bedroom residential unit containing a kitchen, bathroom, living area, and internal partitions. It has been used solely as a private residential dwelling since 12/02/2018. No external alterations or structural changes have been carried out.

Both flats are located within the same building at 24 Colliery Street, with their respective uses, building features, and activities confined to the areas described above. Any internal refurbishments carried out have been consistent with lawful residential use.

This certificate is sought to confirm the existing lawful residential use of Flat 1 and Flat 2 and their respective internal layouts as described.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

Where the use, building works or activity began **before 25 April 2024**

- ☐ 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 change of use to 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).

Where the use, building works or activity began **on or after 25 April 2024**

- ☐ The use, building works or activity 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.
- ☐ 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 building at 24 Colliery Street comprises two separate residential dwellings: Flat 1 (ground floor front section) and Flat 2 (first floor and rear section). Each flat contains a kitchen, bathroom, living area, and internal partitions. Both flats have been used solely as private residential dwellings and have not been used for any commercial or other purposes.

Existing Use and Part of Land:

Flat 1 occupies the ground floor front section of the building.

Flat 2 occupies the first floor and rear section of the building.

All uses, building features, and activities are confined to the respective flats described above. No external alterations or structural changes have been carried out. Any internal refurbishments have been consistent with lawful residential use.

Evidence of Lawful Use:

Both flats were recognised as separate units on the council's website from 2013 flat 1 local authority reference 4024772

And flat 2 local authority reference 4024773 both Band A

Auction legal pack shows tenancies dated 12/02/2018 for both Flat 1 and Flat 2, confirming continuous residential occupation prior to E4's purchase in March 2020.

Current tenancies from 2021 to present confirm ongoing residential use.

Justification for Certificate:

A Lawful Development Certificate is sought to formally confirm the existing lawful residential use of Flat 1 and Flat 2 and their internal layouts. Both flats have been in continuous residential use since at least 2018, fully complying with all planning requirements. No breaches of conditions or restrictions exist. The certificate will provide formal confirmation of the lawful use and internal arrangements of both flats.

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)?

25-06-2013

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

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

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

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

Declaration

I/We hereby apply for Lawful development: Existing 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

Christina Dejonge

Date

05/03/2026