Application for 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) (Wales) Order 2012.

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.

Please complete using block capitals and black ink.
Incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First Name: Last Name:

[redacted]

Company (optional):

Unit: House Number: [redacted] House suffix:

House Name:

Address 1: [redacted]

Address 2:

Address 3:

Town:

County:

Country:

Postcode: [redacted]

2. Agent Name and Address

Title: First Name: Last Name:

Company (optional):

Unit: House Number: House suffix:

House Name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House Number: 86 House suffix:

House Name:

Address 1: HIGH STREET

Address 2: CEFN MAWR

Address 3:

Town: WREXHAM

County:

Postcode (optional): LL14 3BU

Description of location or a grid reference (must be completed if postcode is not known):

Easting: Northing:

Description:

GARDEN TO WEST OF REGISTERED ADDRESS HAS BEEN ADDED AND CARED FOR SINCE 2012. WE WOULD LIKE TO APPLY FOR AN LDC IN ORDER TO USE AS OUR GARDEN. WE ALSO APPLYING FOR POSSESSORY TITLE.

4. 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.)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer Name: GARY EVANS

Reference: ENF/2024/0384

Date (DD/MM/YYYY) (must be pre-application submission): 9 AUG 2024

Details of pre-application advice received?

GARY SET OUT A SUGGESTED PLAN OF ACTION (LDC APPLICATION)

5. Lawful Development Certificate – Interest in Land

Please state the applicant's interest in the land:

Owner: Yes ☐ No ☐ Lessee: Yes ☐ No ☐

Occupier: Yes ☑ No ☐

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

Name	Address	Have they been informed in writing of the application?
N.A LAND UNREGISTERED	N.A	Yes ☐ No ☑

If No to all the above, please give name and address of anyone you know who has an interest in the land:

Name	Address	State the nature of their interest (if known)
NA LAND UNREGISTERED	NA	

State whether they have been informed about this application?

Yes ☐ No ☐

If No, please explain why not

NO OWNERS HAVE EVER CLAIMED THE LAND SINCE 2000 WHEN IT WAS FIRST ADOPTED. THE LAND IS UNREGISTERED ON LAND REGISTRY.

Name	Address	State the nature of their interest (if known)

State whether they have been informed about this application?

Yes ☐ No ☐

If No, please explain why not

Name

Address

State the nature of their interest (if known)

State whether they have been informed about this application?

Yes ☐ No ☐

If No, please explain why not

Name

Address

State the nature of their interest (if known)

State whether they have been informed about this application?

Yes ☐ No ☐

If No, please explain why not

6. Authority Employee/Member

With respect of 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? Yes ☐ No ☑

If Yes, please provide details of the name, relationship and role:

7. Description of Use, Building Works or Activity

Please state for which of these you need a lawful development certificate/building works (you must tick at least one option):

An existing use:	Yes	☑	No	☐
Existing building works:	Yes	☐	No	☐
An existing use, building work or activity in breach of a condition:	Yes	☐	No	☐

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

8. Description of Existing Use, Building Works or Activity

What is the existing site use(s) for which the certificate of lawfulness is being sought? Please fully describe each use and state which part of the land the use relates to:

THE LAND IS AND HAS BEEN USED AS OUR GARDEN SINCE 2012 (WHEN WE MOVED IN). I UNDERSTAND THE LAND IS CURRENTLY UNREGISTERED. I WISH TO CONTINUE USING IT AS SUCH.

9. Grounds For Application For A Lawful Development Certificate

Please state under what grounds is the certificate sought (you must tick at least one box):

- ☑ 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)

If the certificate is sought on 'Other' grounds please give details:

If applicable, please give the reference number of any existing planning permission, lawful development certificate or enforcement notice affecting the application site. Include its date and the number of any condition being breached:

Reference Number: ENF/2024/0384

Condition Number:

Date:(DD/MM/YYYY) 9/Aug/2024

(Date cannot be pre-application)

Please state why a Lawful Development Certificate should be granted:

THE GARDEN HAS BEEN ~~XXX~~ MAINTAINED BY BOTH MYSELF AND THE PREVIOUS OWNER SINCE 2000. NO ONE HAS EVER STATED A CLAIM OR COMPLAINED ABOUT OUR USE OF THIS LAND.

10. Information In Support Of A Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed:

01/10/2012 Date (DD/MM/YYYY) (must be pre-application submission):

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

Yes ☐ No ☑

If Yes, please provide details of the dates, duration and any discontinuance of the development which is the subject of this application. If your application is based on the claim that a use or activity has been ongoing for a period of years, please state exactly when any interruption occurred:

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 ☑

If Yes, please provide details?

10. Information In Support Of A Lawful Development Certificate (Continued) – Residential Information

Does the application for a Certificate relate to a residential use where the number of residential units has changed? Yes ☐ No ☑

If Yes, please complete the following table:

PROPOSED HOUSING

Market Housing	Not known	1	2	3	4+	Unknown	Total	
		(Number of Bedrooms)						
Houses								(a)
Flats and maisonettes								(b)
Live-work units								(c)
Cluster flats								(d)
Sheltered housing								(e)
Bedsit/studios								(f)
Unknown type								(g)
						Market Housing Total (a+b+c+d+e+f+g) =		**(A)**

Social Rented Housing	Not known	1	2	3	4+	Unknown	Total	
		(Number of Bedrooms)						
Houses								(a)
Flats and maisonettes								(b)
Live-work units								(c)
Cluster flats								(d)
Sheltered housing								(e)

Bedsit/studios							(f)
Unknown type							(g)

Social Rented Housing Total (a+b+c+d+e+f+g) = **(B)**

Intermediate Housing

(Number of Bedrooms)

	Not known	1	2	3	4+	Unknown	Total	
Houses								(a)
Flats and maisonettes								(b)
Live-work units								(c)
Cluster flats								(d)
Sheltered housing								(e)
Bedsit/studios								(f)
Unknown type								(g)

Intermediate Housing Total (a+b+c+d+e+f+g) = **(C)**

Key Worker Housing

(Number of Bedrooms)

	Not known	1	2	3	4+	Unknown	Total	
Houses								(a)
Flats and maisonettes								(b)
Live-work units								(c)
Cluster flats								(d)
Sheltered housing								(e)
Bedsit/studios								(f)
Unknown type								(g)

Key Worker Housing Total (a+b+c+d+e+f+g) = **(D)**

PROPOSED HOUSING GRAND TOTAL (A+B+C+D) =

EXISTING HOUSING

Market Housing

(Number of Bedrooms)

	Not known	1	2	3	4+	Unknown	Total	
Houses								(a)
Flats and maisonettes								(b)

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Live-work units								(c)
Cluster flats								(d)
Sheltered housing								(e)
Bedsit/studios								(f)
Unknown type								(g)

Market Housing Total (a+b+c+d+e+f+g) = **(E)**

Social Rented Housing	(Number of Bedrooms) Not known	1	2	3	4+	Unknown	Total	
Houses								(a)
Flats and maisonettes								(b)
Live-work units								(c)
Cluster flats								(d)
Sheltered housing								(e)
Bedsit/studios								(f)
Unknown type								(g)

Social Rented Housing Total (a+b+c+d+e+f+g) = **(F)**

Intermediate Housing	(Number of Bedrooms) Not known	1	2	3	4+	Unknown	Total	
Houses								(a)
Flats and maisonettes								(b)
Live-work units								(c)
Cluster flats								(d)
Sheltered housing								(e)
Bedsit/studios								(f)
Unknown type								(g)

Intermediate Housing Total (a+b+c+d+e+f+g) = **(G)**

Key Worker Housing	(Number of Bedrooms) Not known	1	2	3	4+	Unknown	Total	
Houses								(a)
Flats and maisonettes								(b)
Live-work units								(c)
Cluster flats								(d)
Sheltered housing								(e)
Bedsit/studios								(f)
Unknown type								(g)

Key Worker Housing Total (a+b+c+d+e+f+g) = (H)

EXISTING HOUSING GRAND TOTAL (E+F+G+H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS
(Proposed Housing Grand Total – Existing Housing Grand Total):

11. Planning Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The burden or proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

The original and 3 copies of a completed and dated application form: ☑

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

The original and 3 copies of such evidence verifying the information included in the application as you can provide: ☑

The correct fee: ☑

12. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/ drawings and additional information.

I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

[redacted]

Or signed - Agent:

Date:(DD/MM/YYYY)
23/08/24
(Date cannot be pre-application)

13. Applicant Contact Details

Telephone Numbers

Country Code:

National Number:

Extension Number:

Country Code:

Mobile Number (optional):

Fax Number (optional):

Email address (optional):

[redacted]

14. Agent Contact Details

Telephone Numbers

Country Code:

National Number:

Extension Number:

Country Code:

Mobile Number (optional):

Fax Number (optional):

Email address (optional):

15. 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? (Please select only one)

Agent ☐ Applicant ☑ Other ☐ (If different from the agent/applicant's details)

If other has been selected, please provide:

Contact Name:

Telephone Number:

Email address: