

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

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.

1. Site Address

Number	
Suffix	
Property name	Unit A
Address line 1	Rudford Industrial Estate
Address line 2	Ford Road
Address line 3	
Town/city	Ford
Postcode	BN18 0BD

Lawful development certificate
for the existing use as
B2 (General Industry)
and/or B8 (Storage or
distribution).

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

Easting (x)	499788
Northing (y)	102588

Description

See attached plans.

2. Applicant Details

Title	Mr
First name	Matt
Surname	Groom
Company name	Jablite Limited
Address line 1	Infinity House Anderson Way
Address line 2	
Address line 3	

2. Applicant Details

Town/city	Belvedere
Country	Kent
Postcode	DA17 6BG
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	George
Surname	Morris
Company name	Haines Watts
Address line 1	1 Rushmills
Address line 2	
Address line 3	
Town/city	Northampton
Country	
Postcode	NN4 7YB
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Use, Building Works or Activity

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 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
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Other

B2 & B8 Use

5. 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 lease states that the Permitted Use of the property is B2 and/or B8, and the land is currently used for for general industrial and storage and distribution. We are needing the Certificate of Lawfulness in order to confirm that the tenants are using the property for the permitted use and to complete admin records.

6. Grounds for application of 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).

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

Condition number

Date (must be pre-application submission)

Please state why a Lawful Development Certificate should be granted

This Certificate should be granted because it is to confirm that the property is being used as stated in its lease (B2 & B8) and the document will be used for admin purposes only.

7. 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)?

28/09/1989

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

8. 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)

- ☒ The agent
- ☐ The applicant
- ☐ Other person

9. 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	Mrs
First name	Nicola
Surname	Spencer
Reference	

Date (Must be pre-application submission)

22/02/2019

Details of the pre-application advice received

Nicola has guided me as to which forms to complete and what the fee is going to be - "The only way to confirm that they are using it for a use that is permitted is to make an application for a certificate of lawfulness for an existing use. It is a formal application process and they will need complete the form. The form is on our website <https://www.arun.gov.uk/making-a-planning-application> The fee would £462.00."

10. Interest in the Land

Please state the applicant's interest in the land

- ☐ a) Owner
- ☒ b) Lessee
- ☐ c) Occupier
- ☐ d) Other

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

The owners of the property are BNY Mellon and they have requested that Jablite apply for this document.

11. 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. ☐ Yes ☒ No

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?

12. 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 (cannot be pre-application) 04/03/2019