



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	Ellastone House
Address line 1	Ellastone Road
Address line 2	
Address line 3	
Town/city	Winkhill
Postcode	ST13 7QY

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

Easting (x)	406058
Northing (y)	349206

Description	
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2. Applicant Details

Title	Mr & Mrs
First name	M
Surname	Clarke
Company name	
Address line 1	Ellastone House
Address line 2	
Address line 3	

2. Applicant Details

Town/city	Winkhill
Country	
Postcode	ST13 7QY
Are you an agent acting on behalf of the applicant?	
Primary number	
Secondary number	
Fax number	
Email address	

☒ Yes ☐ No

3. Agent Details

Title	
First name	Kate
Surname	Walker
Company name	Hewitt&Carr Architects
Address line 1	DaisyBank House
Address line 2	17-19 Leek Road
Address line 3	Cheadle
Town/city	Stoke-on-Trent
Country	
Postcode	ST10 1JE
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 select the relevant Use Class.

4. Description of Use, Building Works or Activity

Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include Use Classes C2A and C4 or the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

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 outbuildings to Ellastone House are currently being used as a domestic garage and workshop, ancillary to the main house. The property was previously an agricultural holding, but a lawful development certificate for use as a private dwelling was granted under application 13/00117/CL. However, the application unfortunately did not include the outbuildings within its description. Therefore, a further LDC application is required to formalise the use of the outbuildings as domestic.

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).

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 current owners have occupied Ellastone House since 2013. During the purchase, it was noted the property was an agricultural holding, though the previous owner had not used it as such for the 19 years he lived there. The previous owner, Mr Sales, applied for a Lawful Development Certificate at the time, which granted use of the property as a private dwelling. Unfortunately this did not include the outbuildings. However, Mr Sales never used the outbuildings for agricultural purposes - they were used as a garage and storage, as evidenced by his recent comments - "We were there for 19 years without the outbuildings being used for agricultural purposes. We rented out the fields to a neighbouring farmer for sheep or cow grazing and the outbuildings still weren't used for the livestock (Mainly because they were full of tools and a couple of cars!). We'll be happy to sign any documents verifying that fact." In the 8 years since Mr & Mrs Clarke took on the property, the outbuildings have continued to be used as storage, garage and workshop, with Mr Clarke even using the space to build an aeroplane over the course of 5 years (please see uploaded images). Therefore, the buildings have not been used for agricultural purposes for at least 27 years, which can be verified by the current and previous owners, and so it is felt that use as domestic garage/storage space should be deemed lawful.

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)?

01/01/1994

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?

8. Site Visit

- ☒ 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	Mr
First name	
Surname	
Reference	

Date (Must be pre-application submission)

02/11/2021

Details of the pre-application advice received

As the barn is now in domestic use, it will either require another certificate of lawfulness development if proof of 10 years of continuous domestic use can be supplied or, if not, full planning permission to convert it to domestic use with the current material change of use (cladding). The barn is not considered to be in the curtilage of Ellastone House, so a Householder planning application could not be used for the barn.

10. Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

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) 21/12/2021