

Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

T: 01707 357000 F: 01707 357255 E: planning@welhat.gov.uk www.welhat.gov.uk



**WELWYN
HATFIELD**

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

Mr

First name

Bukola

Surname

Aluko

Company Name

ThreeOaks

Address

Address line 1

182 Dragon Road

Address line 2

Address line 3

Town/City

Hatfield

County

Hertfordshire

Country

United Kingdom

Postcode

AL10 9NZ

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

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

What we intend to achieve is a change of use. We want to open a children's home at the location. And it is our understanding that we require a C3/C2 change of use permission and a certificate of lawfulness.
We want to use the building as a children's home.
There is no re-construction required - only internal improvement to make the building safe and fit for use and fit for purpose.

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

The building is currently used as a family dwelling. We only hope to turn it to a children's home on getting the necessary use permission

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'm not sure if this is applicable. It is currently a residential dwelling. (I hope I'm using the right terminologies - the property is currently a house and a family lives there as normal home)

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

Not sure this is applicable in our case

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

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 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.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C2 - Residential institutions

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 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.

Is the proposed operation or use

- Permanent
 Temporary

If Temporary please give details

Our vision is to use the building operationally and in a very long term manner. We have said temporary use as we will continue to carry out the necessary risk assessment on the building and the environment broadly. On the starter phase, we are looking at a minimum of 10 years.

We appreciate the need for growth do exist and perhaps way further down the line.

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

We are passionate about making impact in the lives of children and young people. Our vision is to provide a homely environment where children can live, grow and flourish. In partnership with the Hertfordshire council, we are geared to put in our best to ensure every child that passes through our home, is empowered to be the best they can.

Once our proposal is granted, we can proceed to make the building safe and homely. It is important that this is a homely setting and a safe environment where children are giving the same opportunity to be their best.

As a team of professionals having worked for decades with children and young people, getting the right lawful use for the property is important in our journey to make impact and a key step towards getting OFSTED regulated.

There is a saying that "It takes a community to raise a child". Your approval would be adding value to the entire eco-system, and enabling us as a provider to achieve the right milestone in our compliance and regulatory journey.

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

PAA000900

Date (must be pre-application submission)

08/09/2023

Details of the pre-application advice received

We were advised to proceed with the use of the portal as we were not sure from the website what the process for C3/C2 change of use entails. We were also to reach out to licensing team to understand what possible requirements may come applicable

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

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

***** REDACTED *****

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

Bukola Aluko

Date

12/09/2023