



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

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)
379224	408093

Description

Applicant Details

Name/Company

Title

Ms

First name

Shazia

Surname

Karim

Company Name

Calm Space Care Ltd

Address

Address line 1

2 The Chase

Address line 2

Address line 3

Town/City

Bolton

County

Country

United Kingdom

Postcode

BL1 5HL

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

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

The existing use of the premises is a Class 3 Dwelling House and has been used as this as long as is known.

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

1. Planning Statement - explaining in detail the proposed use, and why it is not a material change of use
 2. Previous application - 33 Parliament St, LDC
 3. Previous application - 28 St Peters Road, LDC
- website address: www.purecarehomes.co.uk for Previous Care Homes set up by myself Shazia Karim under Pure Care Homes, details of homes and other information is available here.

If you need anything further, please do hesitate to ask.

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

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

We propose to open a children's residential home at the premises.

1. The proposed use would have 3 people living there with the addition of staff (usually two on a rota) – this is not materially different to the use of such a property by a residential family.
2. The proposed use would generate traffic movements similar to the daily variations expected with a large family home which we believe is suitable for this location, and the safety and free flow of highway movements would not be prejudice by this development
3. There is parking for up to 4 cars on the property and ample parking on the road outside the property. The would not cause congestion in the area.
4. The premises will have the look and character of a conventional residential dwelling. It will consist of bedrooms, all of which are lockable, shared kitchen, dining room, living room, games room and bathrooms.
5. The proposed use gives rise to no greater level of disturbance than may be regarded as reasonable during conventional family living for a property as substantial as this. 6.

I am Director over Pure Care Homes Ltd which operates 5 homes across Greater Manchester (two of which are in Bury) all of which are rated Good or Outstanding by Ofsted (reports can be provided upon request). Calm Space Care Ltd is a new company set up by me in which we will operate homes on the same framework as Pure Care Homes Ltd. With my 10+ years of expertise in this field, the homes will be in the of best hands.

We currently operate two other children's homes in Bury which are Lawful developments at 33 Parliament Street, BL9 0TE and 28 St Peters Road, BL9 9RB

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

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

Shazia Karim

Date

23/08/2024