



Graham Doney
Fenton Parish Meeting

Date: 10th December 2024

Dear Graham Doney

**TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015
NOTIFICATION OF APPLICATION FOR CERTIFICATE OF LAWFULNESS (EXISTING)**

The District Council has recently received an application for a Certificate of Lawfulness within your parish area. The particulars of the development for which the Certificate is sought are as follows:-

Application No:	S24/2063
Applicant:	Miss Loren Cahill
Proposal:	Application for a Lawful Development Certificate regarding a change of use of a residential dwelling house (Use Class C3) to a care home
Location:	Latte Lodge , Pump Lane, Fenton, Lincolnshire, NG23 5DF
App Type:	Lawful Development (Proposed)
Case Officer:	Venezia Ross-Gilmore
Telephone Ext:	
Email:	venezia.ross-gilmore@southkesteven.gov.uk

The system of 'lawful development certificates' enables local planning authorities, when appropriate conditions are satisfied in each case, to grant a formal certificate confirming that:

- (1) An existing use of land, or an activity in breach of a planning condition, has taken place for an unbroken period of at least 10 years up to the present date and is therefore lawful.
- (2) An existing operational development (e.g. a building, structure or engineering operation) has been in place for at least 4 years and is therefore lawful.
- (3) A proposed use of a building or other land, or operational development proposed to be carried out in, on, over or under land would not require submission of a planning application and would therefore be lawful.

Guidance on Lawful Development Certificates can be found using the link below:

<https://www.gov.uk/guidance/lawful-development-certificates>

It is the applicants claim that the proposed development referred to above has met the relevant requirements. If you have any comments to make upon the validity, or otherwise, of this claim, these can be made in writing to the above address by **3rd January 2025**. **NB: Please note that failure to meet the original deadline may result in the application being determined without your comments being taken into consideration.**

I would point out that the purpose of this consultation is to establish the validity, or otherwise, of the alleged claim. It is not open to the District Council to consider the planning merits of the use. Rather, it must consider the case on the basis of the factual evidence presented. If you

have any further queries, please do not hesitate to contact the case officer at the above address.

The forms, plans and any other submitted documents can be viewed by clicking on the following link, using the format **S24/2063** :

www.southkesteven.gov.uk/planningsearch/

In the case of existing development if the District Council is satisfied on the evidence before it that on the balance of probability, the alleged uses, operational development or activities have taken place for the prescribed period, it must issue a Certificate. This has the effect of making the development lawful, and protecting the development from enforcement action by the District Council.

Yours faithfully

Venezia Ross-Gilmore
Senior Planning Officer
Development Management

South Kesteven District Council

Development Management

Council Offices, The Picture House,
St Catherine's Road, Grantham, NG31 6TT

Tel: 01476 406080

E-mail: planning@southkesteven.gov.uk

Web: www.southkesteven.gov.uk



SOUTH
KESTEVE
DISTRICT
COUNCIL

NOTIFICATION OF PARISH/TOWN COUNCIL REPRESENTATIONS APPLICATION FOR CERTIFICATE OF LAWFULNESS (EXISTING)

Application No:	S24/2063/LDP /VROSSG/PC1
Applicant:	Miss Loren Cahill
Proposal:	Application for a Lawful Development Certificate regarding a change of use of a residential dwelling house (Use Class C3) to a care home
Location:	Latte Lodge , Pump Lane, Fenton, Lincolnshire, NG23 5DF
App Type:	Lawful Development (Proposed)

Your notice regarding this application was received on _____

- The Parish/Town Council do not propose to enter any representations with regard to the application.
- The Parish/Town Council's representations are as follows/overleaf/attached:-

NB: Please note that failure to meet the deadline 31st December 2024 may result in the application being determined without your comments being taken into consideration.

Signed:

Clerk/Chairman to Parish/Town Council

Date:
