

# 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; Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**This form is specifically designed to be printed and completed offline.**  
**Please complete this form in block capitals using black ink to facilitate scanning.**  
**You are advised to read the accompanying guidance notes and per-question help text.**  
**If you would rather make this application online, you can do so on our website: <https://planningportal.wales>**

## Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Welsh Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and other relevant items of primary and subordinate legislation.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form of the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application.

Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

## Local Planning Authority details:



**Materion Ffyniant a Datblygu/Prosperity and Development**  
Llawr 2/Floor 2, 2 Llys Cadwyn, Pontypridd, CF37 4TH  
E-bost: [guasanaethaucynllunio@rctcbc.gov.uk](mailto:guasanaethaucynllunio@rctcbc.gov.uk)  
Email: [planningservices@rctcbc.gov.uk](mailto:planningservices@rctcbc.gov.uk)

Mae'r ddogfen hon ar gael yn Gymraeg / This document is also available in Welsh

## Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

| 1. Applicant Name and Address  | 2. Agent Name and Address  |
|--|--|
| Title: <input type="text"/> First name: <input type="text"/>                                     | Title: <input type="text"/> First name: <input type="text"/>                                     |
| Last name: <input type="text"/>  | Last name: <input type="text"/>  |
| Company (optional): <input type="text"/>   | Company (optional): <input type="text"/>   |
| Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/> | Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/> |
| House name: <input type="text"/>   | House name: <input type="text"/>   |
| Address 1: <input type="text"/>  | Address 1: <input type="text"/>  |
| Address 2: <input type="text"/>  | Address 2: <input type="text"/>  |
| Address 3: <input type="text"/>  | Address 3: <input type="text"/>  |
| Town: <input type="text"/>   | Town: <input type="text"/>   |
| County: <input type="text"/>   | County: <input type="text"/>   |
| Country: <input type="text"/>  | Country: <input type="text"/>  |
| Postcode: <input type="text"/>   | Postcode: <input type="text"/>   |

3. Site Details

Please provide the full postal address of the application site.

Unit:

House number:

House suffix:

House name:

Address 1:

Address 2:

Town:

County:

Postcode (optional):

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".

Easting:

Northing:

Description:

4. Pre-application Advice

Has pre-application 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).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

5. Lawful Development Certificate - Interest In Land

Please state the applicant's interest in the land:

Owner:

Yes No

Lessee:

Yes No

Occupier:

Yes No

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

| Name | Address | Have they been informed in writing of the application |             |
|------|---------|---|-------------|
|      |         | Yes   | No          |
|      |         | <div></div>   | <div></div> |

If No to all the above, please give name and address of anyone you know who has an interest in the land:

| Name | Address | State the nature of their interest (if known) | State whether they have been informed about this application |             | If No, please explain why not |
|------|---------|---|--|-------------|-------------------------------|
|      |         |   | Yes  | No          |                               |
|      |         |   | <div></div>  | <div></div> |                               |
|      |         |   | <div></div>  | <div></div> |                               |
|      |         |   | <div></div>  | <div></div> |                               |
|      |         |   | <div></div>  | <div></div> |                               |

6. Authority Employee / Member

With respect to the Authority, I am:

a) a member of staff

c) related to a member of staff

b) an elected member

d) related to an elected member

Do any of these statements apply to you?

Yes No

If Yes, please provide details of the name, relationship and role

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**7. Description of Use, Building Works or Activity**

Please state for which of these you need a lawful development certificate/building works (you must tick at least one option):

An existing use: ☐ Yes ☐ No

Existing building works: ☐ Yes ☐ No

An existing use, building work or activity in breach of a condition: ☐ Yes ☐ No

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:

**8. Description of Existing Use, Building Works or Activity**

What is the existing site use(s) for which the certificate of lawfulness is being sought? Please fully describe each use and state which part of the land the use relates to:

**9. Grounds For Application For A Lawful Development Certificate**

Please state under what grounds is the certificate sought (you must tick at least one box):

☐ 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 on 'Other' grounds please give details:

If applicable, please give the reference number of any existing planning permission, lawful development certificate or enforcement notice affecting the application site. Include its date and the number of any condition being breached:

|                   |             |                   |             |  |             |
|-------------------|-------------|-------------------|-------------|--|-------------|
| Reference Number: | <div></div> | Condition Number: | <div></div> | Date (DD/MM/YYYY):<br>(must be pre application submission) | <div></div> |
|-------------------|-------------|-------------------|-------------|--|-------------|

Please state why a Lawful Development Certificate should be granted:

10. 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)  
(DD/MM/YYYY)

In the case of an existing use or activity in breach of conditions has there been any interruption?

☐ Yes

☐ No

If Yes, please provide details of the dates, duration and any discontinuance of the development which is the subject of this application. If your application is based on the claim that a use or activity has been ongoing for a period of years, please state exactly when any interruption occurred:

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

If Yes please provide details?

Does the application for a Certificate relate to a residential use where the number of residential units has changed?

☐ Yes

☐ No

If Yes, please complete the following table:

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

## 11. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The burden of proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

The original and 3 copies of a completed dated application form: ☐

The original and 3 copies of such evidence verifying the information included in the application as you can provide: ☐

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☐

The correct fee: ☐

## 12. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Applicant

Or signed - Agent

Date (DD/MM/YYYY):

(date cannot be pre-application submission)

### WARNING:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

## 13. Applicant Contact Details

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Email address (optional):

## 14. Agent Contact Details

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Email address (optional):

## 15. 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)* ☐ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: