


**RECORD OF EXERCISE OF DELEGATED AUTHORITY BY OFFICER PURSUANT TO
REGULATION 13 OF THE LOCAL AUTHORITIES (EXECUTIVE ARRANGEMENTS)
(MEETINGS AND ACCESS TO INFORMATION) (ENGLAND) REGULATIONS 2012 &
THE OPENNESS OF LOCAL GOVERNMENT BODIES REGULATIONS 2014**

<u>SUBJECT OF DECISION</u>	
Certificate of lawful use that a change of use from a C3 dwelling house to a C4 house in multiple occupation as defined in the Town and Country Planning (Use Classes) Order 1987 is lawful. The property is 22 Norman Avenue, Nuneaton, CV11 5NX	
<u>DECISION REFERENCE</u>	<u>SOURCE OF AUTHORITY AND REFERENCE</u> (i.e. Committee/ Constitution/Minute No. etc.)
DO/71/2025 (MW)	Part 3E.3 a)
<u>DATE OF DECISION</u>	<u>DECISION MAKER (Name and Job Title)</u>
12 th February 2025	 Matt Wallbank <u>Assistant Director – Democracy & Governance</u>
<u>RECORD OF THE DECISION</u>	
<p>a) The issue</p> <p>Under section 191 of the Town and Country Planning Act 1990, an applicant can ascertain whether any existing use of buildings or other land is lawful. This can be done by applying for a certificate of lawfulness.</p> <p>This application is seeking to ascertain that the existing use outlined in the application is lawful (without the need for a formal planning application) by virtue of Schedule 2, Part 3, Class L of The Town and Country Planning (General Permitted Development) (England) Order 2015 (“the Order”)</p> <p>b) The Decision</p> <p>The Certificate be issued for the use as requested.</p>	

<p><u>REASON FOR THE DECISION</u></p> <p>The assessment is a matter of law, fact and degree. The applicants have submitted proposals that satisfy the requirements of the 2015 Order</p>
<p><u>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED IN MAKING THE DECISION</u></p> <p>Reject the application. This was not an option in view of the submitted proposals.</p>
<p><u>WARD RELEVANCE</u></p> <p>St Mary's</p>
<p><u>FINANCIAL AND BUDGET IMPLICATIONS</u></p> <p>None</p>
<p><u>CONSULTATION UNDERTAKEN WITH MEMBERS/OFFICERS</u></p> <p>This is a legal determination but is published on the weekly list to all Councillors.</p>
<p><u>ANY CONFLICT OF INTEREST DECLARED BY ANY MEMBER CONSULTED</u></p> <p>None</p>
<p><u>IN RESPECT OF ANY DECLARED CONFLICT BY A CABINET MEMBER, ANY DISPENSATION GIVEN BY THE HEAD OF PAID SERVICE</u> (Note if the decision is a non-executive decision, no dispensation can be given).</p> <p>Not applicable</p>
<p><u>EQUALITIES IMPLICATIONS</u></p> <p>None</p>
<p><u>HUMAN RESOURCES IMPLICATIONS</u></p> <p>None</p>
<p><u>FINANCIAL IMPLICATIONS</u></p> <p>None</p>
<p><u>HEALTH EQUALITIES IMPLICATIONS</u></p> <p>None</p>
<p><u>SECTION 17 CRIME & DISORDER IMPLICATIONS</u></p> <p>None</p>

RISK MANAGEMENT IMPLICATIONS

None

SME (SMALL/MEDIUM ENTERPRISES) & LOCAL ECONOMY IMPLICATIONS

None

ENVIRONMENTAL IMPLICATIONS

None

LEGAL IMPLICATIONS

This decision complies with Section 191 of the Town & Country Planning Act 1990

ANY OTHER COMMENTS

None

PLEASE RETURN TO THE MONITORING OFFICER AS SOON AS A DECISION IS MADE OR AS REASONABLY PRACTICABLE THEREAFTER