



The Market Hall
Market Place
Whitehaven
Cumbria CA28 7JG
Telephone 0300 373 3730
cumberland.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)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Karen

Surname

Migliore

Company Name

Address

Address line 1

19 Barnby Lane

Address line 2

Claypole

Address line 3

Town/City

Newark

County

Country

GB

Postcode

NG236EE

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant 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

Change of use of the existing dwellinghouse at 13 North Road to short-term holiday let accommodation for up to 6 guests.

The property will be used as self-catering visitor accommodation for holiday stays. No building works, external alterations, structural changes, plant, machinery, or commercial equipment are proposed. The property will operate in the same manner as a normal residential dwelling, with guests using the existing kitchen, bathroom, living and bedroom accommodation.

The proposed use will be for overnight accommodation on a short-term basis. The property will not be used for parties, events, functions, or any separate commercial activity. There will be no staff based at the property. Check-in and check-out will be managed remotely or by prior arrangement.

Normal domestic appliances only will be used. Waste and recycling will be managed through the existing domestic arrangements. The proposed use may take place throughout the year, with occupancy limited to a maximum of 6 guests.

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

The existing lawful use of the property is as a domestic residential dwellinghouse within Use Class C3.

The property was formerly known as Tomlin Guest House and was previously used as a bed and breakfast. Planning permission was granted by Copeland Borough Council in November 2020 under application reference 4/20/2345/0F1 for change of use from B&B/guest house use to domestic residential use.

The property is currently in residential use as a domestic dwellinghouse. This lawful residential use has not ceased.

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 lawful use of the property is as a domestic residential dwellinghouse within Use Class C3.

The property was formerly known as Tomlin Guest House and was previously used as a bed and breakfast. Planning permission was granted by Copeland Borough Council in November 2020 under application reference 4/20/2345/0F1 for change of use from B&B/guest house use to domestic residential use.

The property is currently in residential use as a domestic dwellinghouse. This lawful residential use has not ceased. No building works, extensions or external alterations are proposed as part of this application.

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

Supporting documents submitted with this application include:

Site location plan

Copeland Borough Council planning decision notice for application reference 4/20/2345/0F1, granting change of use from B&B/guest house to domestic residential use

Existing floor plan / estate agent particulars <https://street.co.uk/platform/properties/56ced32d-b433-4a26-9779-6000d049150d>

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?

A Lawful Development Certificate should be granted because the existing lawful use of the property is as a domestic residential dwellinghouse within Use Class C3. This is supported by the 2020 planning permission granted by Copeland Borough Council under application reference 4/20/2345/0F1, which approved the change of use from B&B/guest house use to domestic residential use.

The proposed use as short-term holiday let accommodation would use the property as a single self-contained residential unit. The property would not be subdivided, and no building works, external alterations, plant, machinery or commercial equipment are proposed.

Guests would use the existing domestic rooms and facilities in the same general manner as normal residential occupation. The property would not be used for parties, events, functions, conferences or any separate commercial activity. There would be no staff based at the property.

The proposed use would therefore remain residential in character, limited in scale, and would not materially alter the planning character of the property or the building. For these reasons, the applicant considers that the proposed use is lawful and respectfully requests that a Lawful Development Certificate is granted.

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 Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

- Yes
- No

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

Karen Migliore

Date

17/05/2026