



Knowsley Council

Website: www.knowsley.gov.uk/environment/planningandbuilding/

Directorate of Regeneration and Neighbourhoods
Housing, Planning and Building Control
PO Box 26
Archway Road
Huyton Knowsley
Merseyside L36 9FB

Tel: (0151) 443 2381

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

11a John Joseph Powell Nursing And Care Centre

Address Line 1

High Street

Address Line 2

Address Line 3

Knowsley

Town/city

Prescot

Postcode

L34 3LD

Description of site location must be completed if postcode is not known:

Easting (x)

346578

Northing (y)

392915

Description

Applicant Details

Name/Company

Title

Mr

First name

Llewellyn

Surname

Ramos

Company Name

Ranaul Land (Northwest 4) Ltd

Address

Address line 1

11a John Joseph Powell Nursing And Care Centre High Street

Address line 2

Address line 3

Town/City

Prescot

County

Knowsley

Country

United Kingdom

Postcode

L34 3LD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
- ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposal involves internal refurbishment of the existing building, including a reconfiguration to provide 36 bedrooms, each with en-suite shower facilities. Refurbishment works also extend to ancillary areas such as the back-of-house spaces and resident lounge areas, enhancing overall functionality and amenity.

Externally, the grounds will benefit from light-touch landscaping improvements. These include the replacement of damaged concrete paving flags, the infilling of an existing pond, and the introduction of new planting to improve the visual quality and usability of the outdoor areas.

No alterations are proposed to existing hardstandings, site access points, or the means of access from the public highway.

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 lawful development relates to the use classification of the building. The existing and established use of the property falls within Use Class C2 (Residential Institutions).

The proposed continued use of the premises as a nursing home providing mental health nursing care remains consistent with the C2 use class and does not constitute a material change of use. This position is supported by case law, including the judgment in Tendring District Council, R (on the application of) v Secretary of State for Communities and Local Government [2008] EWHC 2122 (Admin), which confirms that such specialist care facilities fall within the C2 classification.

Accordingly, no change of use has occurred, and the proposal does not require planning permission.

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

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

C2 - Residential institutions

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C2 - Residential institutions

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 for this proposal as the existing and continued use of the property falls within Use Class C2 (Residential Institutions) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).

The proposed operation of the site as a nursing home providing mental health nursing care does not represent a material change of use from the lawful C2 classification. This is consistent with case law, including Tendring District Council, R (on the application of) v Secretary of State for Communities and Local Government [2008] EWHC 2122 (Admin), which confirms that such specialist care services are encompassed within Use Class C2.

As the use does not deviate from the established lawful use, and no physical works requiring planning permission are proposed beyond internal refurbishment and minor landscaping improvements, the development is lawful. Therefore, a Certificate of Lawful Development should be issued.

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

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

Aaron Walker

Date

04/04/2025

