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

SUBJECT OF DECISION

Lawful Development Certificate relating to the proposed change of use from a C3 dwelling to C4 (houses in multiple occupation by not more than six residents) ("the proposed development") **–** Planning application reference: **26/0019/CLUD**

DECISION REFERENCE

DO/56/2026 (MW)

SOURCE OF AUTHORITY AND REFERENCE (i.e. Committee/ Constitution/Minute No. etc.

Part 3E.3 a)

Ss.191 to 194, Town and Country Planning Act 1990	Certificate of lawful use or development except when called in for decision by Planning Applications Committee pursuant to the process outlined in Part 3E.7 iv.

DATE OF DECISION

29/10/2026

DECISION MAKER (Name and Job Title)

Matt Wallbank
Assistant Director – Democracy & Governance

RECORD OF THE DECISION

a) The issue

Under section 192 of the Town and Country Planning Act 1990, an applicant can ascertain whether any development carried out in, on, over or under land is lawful. This can be done by applying for a certificate of lawfulness.

This application is seeking to ascertain that the proposed change of use Certificate of lawfulness for a proposed change of use from a C3 dwelling to a C4 (houses in multiple occupation by not more than six residents) as defined by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, TCPA 1990 is lawful without the requirement of a planning application.

b) The Decision

The Certificate be issued for the proposed use. Planning application reference: 26/0019/CLUD

Nuneaton and Bedworth | Nuneaton and Bedworth Borough Council | Application

REASON FOR THE DECISION

The assessment is a matter of law, fact and degree. The applicants have submitted proposals that satisfy the requirements of the 2015 Order.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED IN MAKING THE DECISION

Reject the application. This was not an option in view of the submitted proposals.

WARD RELEVANCE

St Marys

FINANCIAL AND BUDGET IMPLICATIONS

None

CONSULTATION UNDERTAKEN WITH MEMBERS/OFFICERS

Consultation has been undertaken with the Legal Services Team and the Planning Services Team.

ANY CONFLICT OF INTEREST DECLARED BY ANY MEMBER CONSULTED

None

IN RESPECT OF ANY DECLARED CONFLICT BY A CABINET MEMBER, ANY DISPENSATION GIVEN BY THE HEAD OF PAID SERVICE (Note if the decision is a non-executive decision, no dispensation can be given).

Not applicable

EQUALITIES IMPLICATIONS

None

HUMAN RESOURCES IMPLICATIONS

None

FINANCIAL IMPLICATIONS

None

HEALTH EQUALITIES IMPLICATIONS

None

SECTION 17 CRIME & DISORDER IMPLICATIONS

None

RISK MANAGEMENT IMPLICATIONS

None

SME (SMALL/MEDIUM ENTERPRISES) & LOCAL ECONOMY IMPLICATIONS None
ENVIRONMENTAL IMPLICATIONS None
LEGAL IMPLICATIONS This decision complies with Section 192 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