



High Peak Borough Council

working for our community

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

Mr

First name

Amir

Surname

Abbasi

Company Name

Haven Care Group

Address

Address line 1

Suite 6 Barberry Court

Address line 2

Centrum 100

Address line 3

Town/City

Burton on Trent

County

Staffordshire

Country

England

Postcode

DE14 2UE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Imogen

Surname

Gallop

Company Name

Niche Architecture Ltd

Address

Address line 1

Castle House

Address line 2

South Street

Address line 3

Town/City

Ashby-de-la-Zouch

County

Country

United Kingdom

Postcode

LE65 1BR

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

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 existing use for Harpur Hill Sports Club use and proposed use a SEND school both fall under Class F1 – Learning and non-residential institution a) for the provision of education with reference to the Town and Country Planning (Use Classes) Order 1987 (as amended). Therefore it is proposed that the use for a SEND school is lawful.

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

HPK/0003/2266 - PROVISION OF THREE THREE-CLASSROOM BLOCKS AND ONE DOUBLE UNIT TO PROVIDE ADDITIONAL TEACHING ACCOMMODATION

HPK/0002/6089 - EXTENSION TO COMPUTER BLOCK

HPK/0002/0207 - Extension To Students Refectory

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

F1 - Learning and non-residential institutions

Information about the proposed use(s)

Select the use class that relates to the proposed use.

F1 - Learning and non-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?

As the existing and proposed use fall under the same class - F1 – Learning and non-residential institution a) for the provision of education with reference to the Town and Country Planning (Use Classes) Order 1987 (as amended).

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

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):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

In terms of the information provided and in-house discussions, both the Harpur Hill Sports Club and proposed SEND school use appear to fall into Class F1 – Learning and non-residential institution a) for the provision of education with reference to the Town and Country Planning (Use Classes) Order 1987 (as amended).

Notwithstanding this, only a lawful development certificate for a proposed use of the building / site submitted to the Council for assessment would formally confirm the proposed use as not requiring planning permission.

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

***** REDACTED *****

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

Imogen Gallop

Date

07/11/2025