

Planning Statement

Certificate of Lawful Existing Use or Development

Address: 4 Calder Road, Ravensthorpe, Dewsbury WF13 3JS

Applicant: Executors of the Estate (via prospective purchaser, with consent)

Application Type: Certificate of Lawful Existing Use (Mixed Use – Class E(a) & C3)

1. Introduction

This application seeks a Certificate of Lawful Existing Use or Development (CLEUD) under Section 191 of the Town and Country Planning Act 1990. The purpose of this application is to formally confirm the property's historic mixed-use status with a Class E(a) (shop) front area and Class C3 (residential) accommodation to the rear and upper floors. It does not involve any physical works or change of ownership; it simply ensures that the planning record accurately reflects the long-standing lawful use of the building ahead of its transfer of ownership.

2. Site Description

4 Calder Road forms part of a traditional three-storey stone terrace fronting Calder Road, Ravensthorpe. The surrounding terrace is predominantly commercial at ground-floor level, with residential accommodation above. The property lies in a short parade of established retail and service units (Nos. 2–10 Calder Road), which historically included Kola Newsagents and other small shops serving the local community. The building retains a commercial shopfront window facing Calder Road and a separate domestic door providing access to the upper-floor and rear residential accommodation. The site is not within a conservation area and is not a listed building.

3. Background and Planning Context

Historic directories and Google Street View imagery (2010–2018) confirm the premises formerly traded as Kola Newsagents / Video & Music Centre before later reverting to residential use without structural alteration. The existing ground-floor front room remains laid out and suitable for small-scale retail, with a glazed shop window and direct street access. The remainder of the ground floor kitchen and dining area and the upper floors continue to function as self-contained residential accommodation (Class C3). The property therefore represents a mixed-use building, where the front room constitutes a commercial unit and the remainder a dwellinghouse.

4. Proposal

This application does not propose any operational works or new use. It seeks only to confirm the lawfulness of the existing mixed-use arrangement, namely:

- Ground floor front: Shop (Class E(a))
- Rear ground floor and upper floors: Residential (Class C3)

No alterations to access, elevations, or internal partitions are proposed.

5. Supporting Evidence

The application is supported by:

- Existing floor plan – hand-drawn layout showing current internal arrangement.
- Street View and photographic evidence – confirming unchanged shopfront appearance between 2010 and 2025.
- Executor consent letter – written consent authorising the submission of this application.
- Location plan – 1:1250 site plan with red boundary.

6. Planning Policy and Justification

Under the National Planning Policy Framework and Section 191 of the 1990 Act, a use can be deemed lawful if it has continued for over 10 years without enforcement action. The retail use element has existed in some form for well over this period, and no enforcement or discontinuance notice has ever been served. Given the unbroken commercial character of this parade, the use is entirely consistent with local planning policy and causes no harm to residential amenity.

7. Conclusion

The evidence demonstrates that 4 Calder Road has historically and continuously operated as a mixed-use property combining a small shop (Class E(a)) with residential accommodation (Class C3). This application seeks only to regularise that position formally through the grant of a Certificate of Lawful Existing Use.

Prepared by: Prospective purchaser (with consent of the Executors of the Estate)

Date: October 2025

Property: 4 Calder Road, Ravensthorpe, Dewsbury WF13 3JS