

**Correspondence address:**

PO Box 10613, Nottingham, NG6 6DW

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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

pardeep

Surname

dhaliwal

Company Name

Hype Gym

Address

Address line 1

Unit 7a Baldock Industrial Estate

Address line 2

Address line 3

Town/City

Baldock

County

Country

United Kingdom

Postcode

Sg7 6ng

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

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

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

Yes – the proposal involves a change of use of the existing building from Class E(g) (light industrial/office) to Class E(d) (indoor sport, recreation or fitness use). No external or structural alterations are proposed.

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

The existing and last known lawful use of the premises is Class E(g) – light industrial/office use.
The unit was previously used as a small industrial/office space. This use ceased in 2024, and the premises have since been vacant pending internal refurbishment for the proposed gym use.

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 and last known use of the premises falls within Class E(g) (light industrial/office), which was lawfully established as part of the Bondor Business Centre development.
The unit was originally constructed and occupied for light industrial/office purposes under Class E(g) and has remained consistent with that use since completion.
No unlawful operational development or unauthorised change of use has occurred. The building remains structurally unaltered, and all current internal works are non-structural fit-out activities associated with the forthcoming Class E(d) gym use

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

- Site Location Plan (showing Unit 7A within the Bondor Business Centre, Baldock Industrial Estate)
- Existing and Proposed Floor Plans (Revised MEP Points for Gym – showing internal layout and use areas)
- Supporting Planning Statement / Cover Letter (explaining the proposed change of use from Class E(g) to Class E(d))
- Photographs of existing unit (external and internal)
- Building Control documentation (Fire Strategy Report, Access & Inclusion Statement, and associated compliance evidence – for reference only)

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

E(g)(i) - Offices - Except where not suitable in a residential area

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(d) - Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed use of Unit 7A, Baldock Industrial Estate as a gym/fitness facility falls within Class E(d) (indoor sport, recreation or fitness) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

The building's current lawful use is Class E(g) (light industrial/office). Both uses fall within the same overarching Class E (Commercial, Business and Service) category.

As such, the change from E(g) to E(d) does not constitute a material change of use requiring planning permission under the amended Use Class Order.

No external alterations or operational development are proposed. Internal works are limited to non-structural fit-out to accommodate the gym layout.

Therefore, the proposed use is lawful and compliant with the provisions of the Use Classes Order, and a Lawful Development Certificate (Proposed Use) should be 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 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

pardeep dhaliwal

Date

13/11/2025