

Development Management, Economic Development and Planning,
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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

Thomas

Surname

Preston

Company Name

Idris Preston Properties Ltd

Address

Address line 1

Lancaster Park Industrial Estate, 1 Lancaster House Lancaster Road

Address line 2

Address line 3

Town/City

Bowerhill

County

Wiltshire

Country

United Kingdom

Postcode

SN12 6TT

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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 lawful use of the premises is considered to be workshop and office accommodation at 1A Lancaster House, Lancaster Park Industrial Estate, Bowerhill, Melksham, SN12 6TT. Wiltshire Council's response dated 15 April 2026 states that, based on the information submitted, the established use appears to fall within light industrial and office use. The Council also states that the proposed use of the premises as a dance studio would not constitute a material change of use and would not require the submission of a planning application, subject to the information supplied being correct. This application is therefore submitted to obtain formal confirmation of lawfulness

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

Helen Burns response letter dated 15 April 2026, reference ENQ/2026/00608, relating to the proposed change of use from workshop and office accommodation to dance studio at 1A Lancaster House, Lancaster Park Industrial Estate, Bowerhill, Melksham, Wiltshire, SN12 6TT. Also included are the application drawings/plans and any supporting evidence of the established workshop and office use of the premises.

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 as a dance studio falls within Class E(d) (indoor sport, recreation or fitness). Wiltshire Council's written response dated 15 April 2026, following review of the submitted details, relevant planning history and site-specific constraints, states that the established use appears to fall within light industrial and office use and that the proposed use as a dance studio would not constitute a material change of use and would not require the submission of a planning application, subject to the information supplied being correct. This application is therefore made to obtain formal confirmation by way of a Lawful Development Certificate.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

ENQ/2026/00608

Date (must be pre-application submission)

15/04/2026

Details of the pre-application advice received

Pre-application advice was obtained from Wiltshire Council under reference ENQ/2026/00608. The enquiry related to the proposed change of use from workshop and office accommodation to a dance studio at 1A Lancaster House, Lancaster Park Industrial Estate, Bowerhill, Melksham, Wiltshire, SN12 6TT. In its response dated 15 April 2026, the Council stated that, based on the information submitted and relevant planning history and site-specific constraints reviewed, the established use appeared to fall within light industrial and office use, and that the proposed use as a dance studio would not constitute a material change of use and would not require the submission of a planning application, subject to the information supplied being correct. The response also noted that this was an informal officer opinion only and not a formal legal determination

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

Thomas Preston

Date

19/04/2026