

Town and Country Planning Act 1990, Sections 191 and 192 (as amended)
Town and Country Planning (General Development Procedure) (England) Order 2015

CERTIFICATE OF LAWFUL DEVELOPMENT

Applicant: Mr Saleh Ahmed

Date of application: **8th May 2026**

Application Number: **26/00327/LAW**

GLOUCESTER CITY COUNCIL hereby certify that on the **8th May 2026** the development described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged in red on the plan attached to this Certificate, would be lawful within the meaning of Section 191/192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

The evidence submitted to the Local Planning Authority between 14.04.2026 and 08.05.2026 (including a completed application form, site location plan, floorplans, historical room rental agreements/payment receipts, property maintenance reports, marketing particulars, and a tenant's statement), as well as internal Gloucester City Council evidence showing a continuous renewal of HMO Licences and lack of relevant enforcement action for a period of 10 years at the property, demonstrates that, on the balance of probabilities, the operation as detailed within the information submitted was substantially completed more than ten years prior to the date on which this application was submitted. As such, the development is lawful by virtue of Section 171B(1) and Section 191 of the Town and Country Planning Act 1990 (as amended).

Signed:



Claire Haslam
Planning Development Manager

On behalf of: GLOUCESTER CITY COUNCIL

Decision date: **30th June 2026**

FIRST SCHEDULE: **Lawful Development Certificate for the existing use of the property as a Large House in Multiple Occupation (HMO) (Sui Generis Use Class) arranged as 7no. bedrooms with shared facilities, and 1no. self-contained studio flat to rear ground floor (C3 Use Class).**

SECOND SCHEDULE: **19 Cromwell Street**
Gloucester
GL1 1RE

NOTES

- (a) Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision.
You are advised to contact Gloucestershire Building Control Partnership (our shared service between Gloucester City Council and Stroud District Council) on 01453 766321 option 4,2 or building.control@stroud.gov.uk and www.gbcpartners.co.uk for further information or advice on your project.
- (b) This Certificate is issued solely for the purpose of Sections 191/192 of the Town and Country Planning Act 1990 (as amended) and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular approval may be required under the Building Regulations. Please contact Building Standards and Control at this office - telephone 01453 754871.
- (c) This Certificate applies only to the extent of the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
- (d) The effect of this Certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of the described development is only conclusively presumed where there has been no material change, before the development has commenced, in any of the matters relevant to determining such lawfulness.
- (e) This Certificate has been issued on the basis of the plans and particulars accompanying the application.

Appeals to the Secretary of State

If you are aggrieved by the Council's decision to refuse the Certificate of Lawful Development, then you can appeal to the Secretary of State for the Environment under Sections 195 and 196 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so by using a form which you can get from the Planning Inspectorate, 3/07 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PH.

Application Number:
Address:

26/00327/LAW
19 Cromwell Street
Gloucester
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