

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Part 3 of Schedule 2

Class M – retail or betting office or pay day loan shop
to dwellinghouses

Statement

To accompany a prior notification for a

“Prior Approval of Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and for Associated Operational Development”.

At

260-262 London Road,
London, PO7 7HG

By

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Introduction

1. This is an application for the prior notification for a prior Approval of Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and for Associated Operational Development

Relevant Planning History

2. On 25 September 2018 two Prior Approvals were granted for the change of use of the upper floor of 260 London Road. Reference No. APP/18/00735 was for the change of use to two dwellings (1 x 2 bedroom & 1 x 1 bedroom). Reference No. APP/18/00733 was for the change of use to three 1 x 1 bedroom dwellings.
3. On 11 October 2018 an application was registered for the Installation of entrance door to front elevation. The application Ref: is APP/18/01019. This application is still pending a decision.

Background

4. As mentioned, there are two approved Prior Approvals. Both of the above applications were to be accessed by the rear, via a long corridor and flight of stairs sliced off the ground floor. This application is for the change of use to three 1 bedroom dwellings in line with that approved Ref:APP/18/00733, however, it proposes to create access through the front by creating a door on the front facade, short hallway and stairs. The existing roof passageway will also be retained providing access to the rear.
5. The door proposed is in line with the door proposed in application Ref:APP/18/01019.

6. Part 3 of Schedule 2 of the General Permitted Development Order Class M allows for the change of use for a use falling with Class A1 and Class A2 to a use falling within Class C3. Class M also allows for building operations reasonably necessary to convert the building.
7. Condition M.2 (1) provides that before beginning the development, the developer must apply to the local planning authority for a determination as to whether prior approval of the authority will be required as to-
 - (a) transport and highways impacts of the development,
 - (b) contamination risks in relation to the building,
 - (c) flooding risks in relation to the building,
 - (d) whether it is undesirable for the building to change to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order because of the impact of the change of use—
 - (i) on adequate provision of services of the sort that may be provided by a building falling within Class A1 (shops) or, as the case may be, Class A2 (financial and professional services) of that Schedule, but only where there is a reasonable prospect of the building being used to provide such services, or
 - (ii) where the building is located in a key shopping area, on the sustainability of that shopping area, and
 - (e) the design or external appearance of the building,
8. The delegated officer report to the aforementioned approvals extensively consider all these matters. The only matter not considered is the proposed design of the external appearance of the building. It is considered that the proposed front door will fit well with existing front facade.

Conclusion

9. It is considered that all considerations of the previous application are equally applicable to this application and that the proposal to the front facade has no detrimental effect on the design of the building. Therefore, prior approval should be granted.