
Site Address: 16 & 18 North Street, Emsworth
Proposal: Application for lawful development certificate relating to proposed Class A2 (Financial and Professional Services) from A1 (Retail).
Application No: APP/15/00591 Expiry Date: 23/07/2015
Applicant: Mrs Hames Team: Team 2
Agent: Mr Jupp Case Officer: Karen Wooden
 Stephen Jupp MRTPI
Ward: Emsworth

Recommendation: **GRANT A CERTIFICATE OF LAWFUL USE**

1 Site Description

16 & 18 North Street are semi detached properties sited on the west side of North Street. The first floor is residential and the ground floor are retail units - currently No. 16 is a bakery 'Le Petit Pain' and No. 18 is a Toy Shop 'Fun Games 4 All'.

2 Planning History

None relevant

3 Proposal

To change the use from A1 (Retail) to A2 (Professional and Financial Services) under permitted development entitlement

4 Legislation

Schedule 2, Part 3, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015.

5 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

6 Planning Considerations

Having regard to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, it is considered that the main issues arising from this application are:

(i) Whether the change of use would require planning permission

The proposal has been assessed against Schedule 2, Part 3, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015, which allows for *"Development consisting of a change of use of a building within its curtilage from a use falling within Class A1 (shops) of the Schedule to the Use Classes Order, to use falling within Class A2 (financial and professional services) of that Schedule."*

7 Conclusion

Under Schedule 2, Part 3, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015, the proposed change of use from A1 (Retail) to A2 (Financial and Professional Services) is Permitted Development. Planning Permission is therefore not required, and the proposed change of use can be regarded as lawful.

8 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT A CERTIFICATE OF LAWFUL USE** for application APP/15/00591