
Site Address:	Unit 32A, Meridian Centre, Havant		
Proposal:	Application for Certificate of Lawfulness relating to change of use from A2 (letting agent) to A1 (retail).		
Application No:	APP/14/00415	Expiry Date:	12/06/2014
Applicant:	Callander Properties Ltd	Team:	Team 1
Agent:	Mr Youngson	Case Officer:	Stephen Andrews
	Terence O'Rourke		
Ward:	St Faiths		

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

1 Site Description

The site is located within Havant Town Centre, within the Meridian Shopping Centre. The unit is on the upper floor of the Meridian Centre, formerly a letting agency, but currently vacant.

2 Planning History

APP/10/00123 - Change of use from A1 (retail) to A2 (letting agent). Approved - 13/08/2010. No conditions were imposed on this permission restricting the future change of use of the premises under permitted development allowances.

3 Proposal

To change the use of the unit from A2 (letting agent) to A1 (retail) under permitted development entitlement.

4 Legislation

Town and Country Planning (General Permitted Development Order) 1995 (as amended).

5 Community Involvement

As a certificate of proposed lawful use, this application does not require any formal publicity.

6 Planning Considerations

Having regard to the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (as amended) it is considered that the main issues arising from this application are:

(i) Whether the development would require planning permission

The proposal has been assessed against the Town and Country Planning (General Permitted Development) Order 1995 (as amended), Schedule 2, Part 3, Class D, which allows for *"the change of use of any premises with a display window to a use falling within Class A1 (shops) of the Schedule to the Use Classes Order from a use*

falling within Class A2 (financial and professional services) of that Schedule."

In this case the premises do benefit from a display window, and with no restrictions in the planning history set out at Section 2 above, it is clear that the provisions of the Order are applicable in this case.

7 Conclusion

Under the Town and Country Planning (General Permitted Development Order) 1995 (as amended), Schedule 2, Part 3, Class D the proposed change of use from A2 (financial and professional services) to A1 (shops) is Permitted Development. Planning Permission is not therefore required, and the proposed use can be regarded as lawful.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT A CERTIFICATE OF LAWFUL USE** for application APP/14/00415

For inclusion in decision notice

Havant Borough Council, as Local Planning Authority, certifies that on 15 April 2014 the use described in the First Schedule to this Certificate in respect of land described in the Second Schedule would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

Under the Town and Country Planning (General Permitted Development) Order 1995 (as amended) Schedule 2, Part 3, Class D the proposed change of use from Class A2 (financial and professional services) to Class A1 (shops) constitutes Permitted Development. Planning Permission is not therefore required, and the proposed use would be lawful.

FIRST SCHEDULE:

This certificate relates to the following use:

Use of Unit 32A Meridian Centre, Havant for Class A1 retail purposes (as described in the Town and Country Planning (Use Classes) Order 1987 (as amended).

SECOND SCHEDULE:

This certificate relates to Unit 32A Meridian Centre, Havant as outlined by a red line on the 1:1250 Location Plan and 1:100 First Floor Lease Plan, both on submitted drawing number PP2694-01.