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Statement to accompany a Class MA Prior Approval
application at:
18 Acton Street (Ground & First Floor only), London, WC1X
9ND

On behalf of: The Hadley Bricks Ltd

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Date: 30/01/2025

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Introduction

This statement accompanies a Class MA Prior Approval application at 18 Acton Street (Ground & First Floor only), London, WC1X 9ND.

It seeks to demonstrate that the proposed development complies with all relevant provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015. It is consequently anticipated that the LPA's prior approval will be given for the development by way of a written notice.

Development proposals:

Conversion of the ground floor to 1 no. 1-bed flat (c. 69 sqm) & conversion of the first floor to 1 no. 1-bed flat (c. 79 sqm).

Planning Direct has been instructed to produce this statement on behalf of The Hadley Bricks Ltd, the applicant.

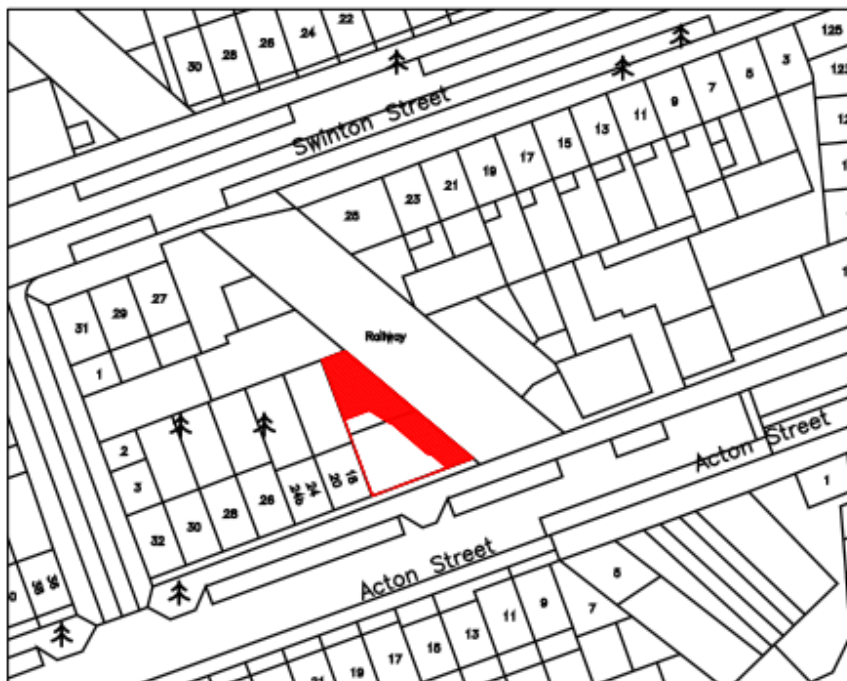
The statement should be read in conjunction with the following documentation:

- Proposed ground floor plan ref. 1106-006-PA SK5
- Proposed first floor plan ref. 1106-007-PA SK5
- Site location plan ref. PP-101
- Contaminated land risk assessment (phase 1) by STM environmental (04/11/2024)
- Contaminated land risk assessment (phase 2) by STM environmental (04/11/2024)
- Daylight & Sunlight Assessment by EAL Consult (January 2025)
- Flood map for planning.

Location & Site Description

The application site is located within the London Borough of Camden and lies on the north side of Acton Street, between its junction with Swinton Place and the sunken railway line. Acton Street has a primarily residential character.

The site consists of a triangular corner plot occupied by a five-storey, end-of-terrace Victorian dwellinghouse. This Prior Approval application concerns only the ground and first floors of the building.

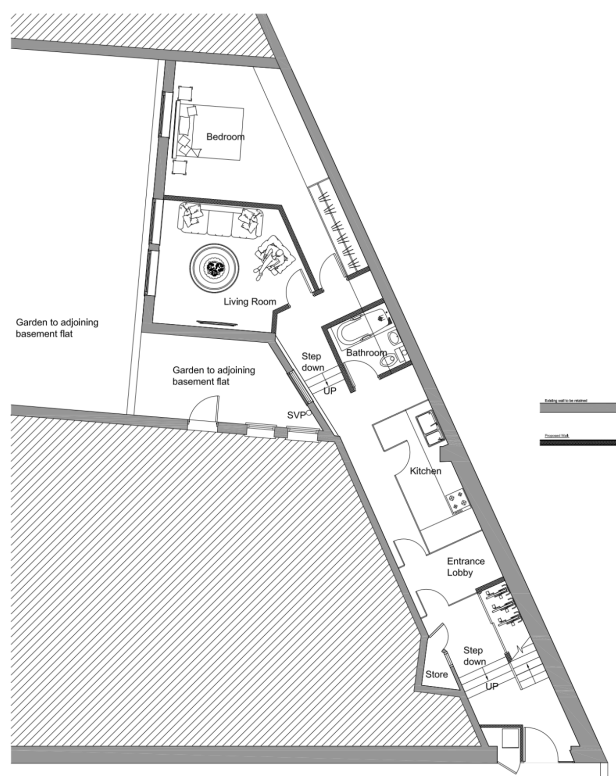


Site location plan [not to scale]

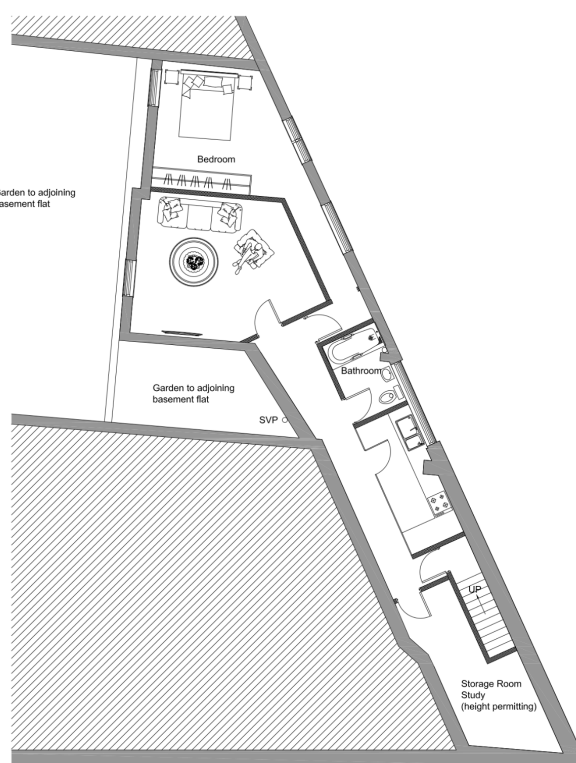
Proposed Development

The development proposals consist of conversion of the ground floor to 1 no. 1-bed flat (c. 69 sqm) & conversion of the first floor to 1 no. 1-bed flat (c. 79 sqm).

Each flat is provided with all the facilities required for day-to-day living, including a bedroom, separate bathroom, living area, kitchen and storage. Secure cycle parking for both flats is included in a secure cupboard located in the communal lobby on the ground floor, close to the entrance to the flats. The positions of all doors and windows are indicated on the submitted floor plans (see extracts below).



Proposed ground floor plan [not to scale]



Proposed first floor plan [not to scale]

Relevant Planning History

In 2018, the LPA confirmed by way of formal response to application 2018/2934/P that the lawful use class of the planning unit was B1 (c) (light industrial). This use class has since been superseded and the unit now belongs to use class E (g).

In 2019, the LPA granted conditional Prior Approval for the site's change of use from light industrial (class B1 (c)) to dwellinghouses (class C3) under the GPD (England) Order 2016, Schedule 2, Part 3, Class PA (2019/0254/P).

However, the development was not implemented and the PA consent has consequently lapsed.

Although class PA no longer exists, the proposed development is considered to comply with replacement class MA which concerns the change of use of commercial, business and service uses (Class E) to dwellinghouses. Its compliance with the class MA permitted development right is explored in the following sections of this statement.

Relevant legislation & policies

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

Class MA – commercial, business and service uses to dwellinghouses

Permitted development

MA. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

Development not permitted

MA.1.—(1) Development is not permitted by Class MA—

- (a)
- (b) unless the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;
- (c)
- (d) if land covered by, or within the curtilage of, the building—
 - (i) is or forms part of a site of special scientific interest;
 - (ii) is or forms part of a listed building or land within its curtilage;
 - (iii) is or forms part of a scheduled monument or land within its curtilage;
 - (iv) is or forms part of a safety hazard area; or
 - (v) is or forms part of a military explosives storage area;
- (e) if the building is within -
 - (i) an area of outstanding natural beauty;
 - (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;

-
- (iii) the Broads;
 - (iv) a National Park; or
 - (v) a World Heritage Site;
- (f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or
- (g) Before 1 August 2022, if -
- (i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and
 - (ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

(2) The classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order -

- (a) the following classes of the Schedule as it had effect before 1st September 2020
- (i) Class A1 (shops);
 - (ii) Class A2 (financial and professional services);
 - (iii) Class A3 (food and drink);
 - (iv) Class B1 (business);
 - (v) Class D1(a) (non-residential institutions – medical or health services);
 - (vi) Class D1(b) (non-residential institutions – crèche, day nursery or day centre);
 - (vii) Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;
- (b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.

Conditions

MA.2.—(1) Development under Class MA is permitted subject to the following conditions.

-
- (2) Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to -
- (a) transport impacts of the development, particularly to ensure safe site access;
 - (b) contamination risks in relation to the building;
 - (c) flooding risks in relation to the building;
 - (d) impacts of noise from commercial premises on the intended occupiers of the development;
 - (e) where -
 - (i) the building is located in a conservation area; and
 - (ii) the development involves a change of use of the whole or part of the ground floor,the impact of that change of use on the character or sustainability of the conservation area;
 - (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
 - (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses
 - (h) where the development involves the loss of services provided by -
 - (i) a registered nursery;
 - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006,the impact on the local provision of the type of services lost; and
 - (i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.
- (3) An application for prior approval for development under Class MA may not be made before 1 August 2021.
- (4) The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph as if -
- (a) for paragraph (e) of sub-paragraph (2) there were substituted—
“(e) where -

-
- (i) sub-paragraph (6) requires the Environment Agency to be consulted, a site-specific flood risk assessment;
 - (ii) sub-paragraph (6A) requires the Health and Safety Executive to be consulted, a statement about the fire safety design principles, concepts and standards that have been applied to the development,”;
 - (b) in the introductory words in sub-paragraph (5), for “and highways impacts of the development” there were substituted “impacts of the development, particularly to ensure safe site access”;
 - (c) after sub-paragraph (6) there were inserted—
“(6A) Where the application relates to prior approval as to fire safety impacts, on receipt of the application, the local planning authority must consult the Health and Safety Executive.”;
 - (d) in sub-paragraph (7) for “(5) and (6)” there were substituted “(5), (6) and (6A)”;
- (5) Development must be completed within a period of 3 years starting with the prior approval date.
- (6) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Interpretation of Class MA

MA.3. Development meets the fire risk condition referred to in paragraph MA.2(2)(i) if the development relates to a building which will -

- (a) contain two or more dwellinghouses; and
- (b) satisfy the height condition in paragraph (3), read with paragraph (7), of article 9A (fire statements) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Paragraph W

Procedure for applications for prior approval under Part 3

W.—(1) The following provisions apply where under this Part a developer is required to make an application to a local planning authority for a determination as to whether the prior approval of the authority will be required.

(2) The application must be accompanied by—

- (a) a written description of the proposed development, which, in relation to development proposed under Class ... M, N or Q of this Part, must in the same application include any building or other operations;
 - (b) a plan indicating the site and showing the proposed development;
 - (ba) in relation to development proposed under Classes G, M, MA, N, O, P, PA and Q of this Part, a statement specifying the net increase in dwellinghouses proposed by the development (for the purposes of this sub-paragraph, “net increase in dwellinghouses” is the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development)
 - (bb) in relation to development proposed under Class Q of this Part, a statement specifying—
 - (i) the number of dwellinghouses proposed, and
 - (ii) whether previous development has taken place under Class Q within the established agricultural unit and, if so, the number of dwellinghouses and the cumulative floor space developed under Class Q;
 - (bc) in relation to development proposed under Class G, M, MA, N, O, PA or Q of this Part, a floor plan indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses;
 - (c) the developer's contact address;
 - (d) the developer's email address if the developer is content to receive communications electronically; and
 - (e) where sub-paragraph (6) requires the Environment Agency to be consulted, a site-specific flood risk assessment,
- together with any fee required to be paid.

(2ZA) For the purposes of sub-paragraph (2)(bb)(ii), previous development within the established agricultural unit includes any development under Class Q that -

- (a) ceased to be part of the established agricultural unit after it was developed, or
- (b) was developed after the site ceased to be part of the established agricultural unit where any other site on the established agricultural unit had already been developed under Class Q;

(2A) Where the application relates to prior approval as to adequate natural light, the local planning authority must refuse prior approval if adequate natural light is not provided in all the habitable rooms of the dwellinghouses.

(3) The local planning authority may refuse an application where, in the opinion of the authority—

- (a) the proposed development does not comply with, or
- (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,

any conditions, except for conditions in paragraph G.1(d)(iv), paragraph M.2(1)(f), paragraph MA.2(1)(f), paragraph N.2(1)(e), paragraph O.2(1)(e), paragraph PA.2(1)(v), or paragraph Q.2(1)(g), limitations or restrictions specified in this Part as being applicable to the development in question.

(4) Sub-paragraphs (5) to (8) and (10) do not apply where a local planning authority refuses an application under sub-paragraph (3) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.

(5) Where the application relates to prior approval as to transport and highways impacts of the development, on receipt of the application, where in the opinion of the local planning authority the development is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site, the local planning authority must consult—

- (a) where the increase or change relates to traffic entering or leaving a trunk road, the highway authority for the trunk road;
- (b) the local highway authority, where the increase or change relates to traffic

-
- entering or leaving a classified road or proposed highway, except where the local planning authority is the local highway authority; and
- (c) the operator of the network which includes or consists of the railway in question, and the Secretary of State for Transport, where the increase or change relates to traffic using a level crossing over a railway.
- (6) Where the application relates to prior approval as to the flooding risks on the site, on receipt of the application, the local planning authority must consult the Environment Agency where the development is—
- (a) in an area within Flood Zone 2 or Flood Zone 3; or
- (b) in an area within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency for the purpose of paragraph (zc)(ii) in the Table in Schedule 4 to the Procedure Order.
- (7) The local planning authority must notify the consultees referred to in subparagraphs (5) and (6) specifying the date by which they must respond (being not less than 21 days from the date the notice is given).
- (8) The local planning authority must give notice of the proposed development—
- (a) by site display in at least one place on or near the land to which the application relates for not less than 21 days of a notice which—
- (i) describes the proposed development;
- (ii) provides the address of the proposed development;
- (iii) specifies the date by which representations are to be received by the local planning authority; or
- (b) by serving a notice in that form—
- (i) on any adjoining owner or occupier; and
- (ii) where the proposed development relates to part of a building, on any owner or occupier of the other part or parts of the building.
- (9) The local planning authority may require the developer to submit such information

as the authority may reasonably require in order to determine the application, which may include—

- (a) assessments of impacts or risks;
- (b) statements setting out how impacts or risks are to be mitigated; or
- (c) details of proposed building or other operations.

(10) The local planning authority must, when determining an application—

- (a) take into account any representations made to them as a result of any consultation under sub-paragraphs (5) or (6) and any notice given under sub-paragraph (8);
- (b) have regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in July 2021, so far as relevant to the subject matter of the prior approval, as if the application were a planning application; and
- (c) in relation to the contamination risks on the site—
 - (i) determine whether, as a result of the proposed change of use, taking into account any proposed mitigation, the site will be contaminated land as described in Part 2A of the Environmental Protection Act 1990, and in doing so have regard to the Contaminated Land Statutory Guidance issued by the Secretary of State for the Environment, Food and Rural Affairs in April 2012, and
 - (ii) if they determine that the site will be contaminated land, refuse to give prior approval.

(11) The development must not begin before the occurrence of one of the following—

- (a) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;
- (b) the receipt by the applicant from the local planning authority of a written notice giving their prior approval; or
- (c) the expiry of 56 days following the date on which the application under sub-paragraph (2) was received by the local planning authority without the authority notifying the applicant as to whether prior approval is given or refused.

(12) The development must be carried out—

- (a) where prior approval is required, in accordance with the details approved by the local planning authority;
- (b) where prior approval is not required, or where sub-paragraph (11)(c) applies, in accordance with the details provided in the application referred to in sub-paragraph (1),
- (c) unless the local planning authority and the developer agree otherwise in writing.

(13) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval.

(14) When computing the number of days in sub-paragraph (8)(a), any day which is a public holiday must be disregarded.

Paragraph X

Interpretation of Part 3

X. For the purposes of Part 3 -

“habitable rooms” means any rooms used or intended to be used for sleeping or living which are not solely used for cooking purposes, but does not include bath or toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms.

Commentary

Assessment of compliance with Class MA

The proposed development's compliance with all relevant provisions of Class MA is set out below.

Permitted development

MA. *Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.*

Summary of compliance: the application site falls within use class E (g) and the proposal seeks to change its use to two flats, falling within use class C3. This is Class MA permitted development.

Development not permitted

MA.1.—(1) *Development is not permitted by Class MA—*

- (a)
- (b) *unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval*

Summary of compliance: prior to September 2020, the application site fell within use class B1 which is one of the classes specified in sub-paragraph (2). It now falls within use class E (g) which is also specified. Although the site previously received prior approval (under Class PA) for its change of use to residential (2019/0254/P), this was never implemented and so the building has retained its former class B1/current class E use. It has been in this use class for more than 2 years prior to the current application date.

- (c)
- (d) *if land covered by, or within the curtilage of, the building—*

- (i) *is or forms part of a site of special scientific interest;*
 - (ii) *is or forms part of a listed building or land within its curtilage;*
 - (iii) *is or forms part of a scheduled monument or land within its curtilage;*

-
- (iv) is or forms part of a safety hazard area; or*
 - (v) is or forms part of a military explosives storage area;*

Summary of compliance: no part of the application site is affected by any of the above constraints/designations.

(e) if the building is within -

- (i) an area of outstanding natural beauty;*
- (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;*
- (iii) the Broads;*
- (iv) a National Park; or*
- (v) a World Heritage Site;*

Summary of compliance: no part of the application site is affected by any of the above constraints/designations.

(f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or

Summary of compliance: no part of the application site is occupied under an agricultural tenancy.

(g) Before 1 August 2022, if -

- (i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and*
- (ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.*

Summary of compliance: Class O concerned the change of use of Class B1 (a) offices. The proposed development concerns the change of use of a light industrial unit. Therefore, the proposed development is not of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021.

Conditions

MA.2.—(1) *Development under Class MA is permitted subject to the following conditions.*

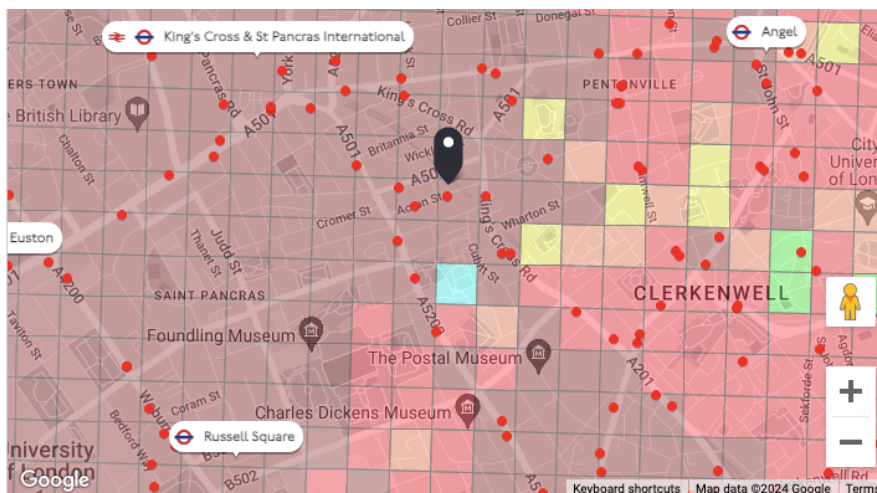
(2) Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to -

(a) transport impacts of the development, particularly to ensure safe site access;

Summary of compliance: this statement accompanies an application for the LPA's prior approval and so this aspect of the condition is met.

In terms of transport impacts, the site belongs to a typical residential streetscene that is not affected by any special highway constraints, road safety or access issues. The site is located opposite a bus stop (ID: 56404) with frequent bus services (no 63 Kings Cross). The proposal also includes secure, sheltered cycle parking to facilitate residents' sustainable access to and from the site.

The site's excellent overall accessibility is supported by its 6b PTAL rating which is the best rating possible. Because of the site's excellent access to public transport, no car parking is required or proposed.



You can click anywhere on the map to change the selected location.

PTAL output for Base Year 6b

WCIX 9ND

Acton St, London WCIX 9ND, UK
Easting: 530719, Northing: 182777

Site's 6b PTAL rating

It is also relevant that “transport and highways impacts of the development” was one of the relevant prior approval matters for the superseded permitted development class PA. The LPA’s grant of class PA prior approval at the site in 2019 (2019/0254/P) indicates that they were satisfied that transport and highways impacts were acceptable at that time. There has been no relevant change in circumstances that would alter this previous assessment.

(b) contamination risks in relation to the building;

Summary of compliance: the application is accompanied by recent Phase 1 and Phase 2 Land Contamination Reports, both of which support the proposed development. The applicant is willing to accept a planning condition to secure the “watching brief” recommended by the Phase 2 report.

“Contamination risks” were also one of the relevant prior approval matters for the superseded permitted development class PA. The LPA’s grant of class PA prior approval at the site in 2019 (2019/0254/P) indicates that they were satisfied that contamination risks were acceptable at that time. There has been no relevant change in circumstances that would alter this previous assessment.

(c) flooding risks in relation to the building;

Summary of compliance: the application is also accompanied by a Flood Map for Planning which confirms the site to be within flood zone 1, an area with a low probability of flooding.

“Flooding risks” were also one of the relevant prior approval matters for the superseded permitted development class PA. The LPA’s grant of class PA prior approval at the site in 2019 (2019/0254/P) indicates that they were satisfied that flooding risks were acceptable at that time. There has been no relevant change in circumstances that would alter this previous assessment.

(d) impacts of noise from commercial premises on the intended occupiers of the development;

Summary of compliance: the application site consists of a purpose-built Victorian dwellinghouse. Its basement, third and fourth floors are all already in active and lawful residential use. The wider street is also primarily residential in character. The only

existing source of commercial noise is the application site itself whose recent light industrial uses include use as a motorcycle repair workshop. Therefore, the occupiers of the development would not be impacted by noise from commercial premises and the development would also serve to improve the amenities of existing residential occupants of the building by removing a source of commercial noise.

(e) *where -*

- (i) *the building is located in a conservation area; and*
- (ii) *the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;*

Summary of compliance: the proposal does involve the change of use of the ground floor and the subject building is located within Bloomsbury Conservation Area, although it is not statutorily or locally listed.

In terms of heritage impacts, the development does not involve any external changes to the property so there would be no tangible effect on the appearance of the building within the streetscene. It is also relevant that the building's original use was as a dwellinghouse and the wider streetscene - which contains numerous listed buildings - also has a predominantly residential character and appearance. The return of the building's ground and first floors to residential use would therefore be closely in keeping with the historic character and function of both the subject property and the wider street.

(f) *the provision of adequate natural light in all habitable rooms of the dwellinghouses;*

Summary of compliance: all habitable rooms in both flats contain at least one window, providing access to natural light. The sizes and positions of all windows are indicated by the accompanying floorplans.

To support the application, a daylight and sunlight assessment has recently been carried out in accordance with current BRE guidance. The report by EAL Consult - attached separately - provides an assessment of all habitable rooms, as defined at paragraph X of the GPDO. The report concludes in favour of the proposal, finding that the development would provide adequate natural light in all habitable rooms.

(g) *the impact on intended occupiers of the development of the introduction of residential use in*

an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses

Summary of compliance: the site is not located in an industrial area, designated or otherwise. It is located in a residential area within which the proposed use of the site would integrate far better than its current light industrial use.

- (h) where the development involves the loss of services provided by -*
- (i) a registered nursery;*
 - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006,*
- the impact on the local provision of the type of services lost; and*

Summary of compliance: the site is not in use as a registered nursery or health centre.

- (i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.*

Summary of compliance: the fire risk condition only applies to buildings that either contain 7 or more storeys or that measure 18m or more in height. Neither of these apply to the subject building.

Assessment of compliance with Paragraph W

The proposed development's compliance with all relevant provisions of Paragraph W is set out below.

W.—(1) The following provisions apply where under this Part a developer is required to make an application to a local planning authority for a determination as to whether the prior approval of the authority will be required.

(2) The application must be accompanied by—

- (a) a written description of the proposed development, which, in relation to development proposed under Class ... M, N or Q of this Part, must in the same application include any building or other operations;*

Summary of compliance: a written description of the proposed development appears on page 4 of this report and on the separate application form.

- (b) a plan indicating the site and showing the proposed development;*

Summary of compliance: the application is accompanied by a site location and block plan (ref: PP-101) that indicate the site and by floor plans (refs: 1106-006-PA SK5 & 1106-007-PA SK5) that show the proposed development.

(ba) in relation to development proposed under Classes G, M, MA, N, O, P, PA and Q of this Part, a statement specifying the net increase in dwellinghouses proposed by the development (for the purposes of this sub-paragraph, “net increase in dwellinghouses” is the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development)

Summary of compliance: the net increase in dwellinghouses proposed by the development is 2 no. dwellinghouses.

(bb) in relation to development proposed under Class Q of this Part, a statement specifying—

- (i) the number of dwellinghouses proposed, and*
- (ii) whether previous development has taken place under Class Q within the established agricultural unit and, if so, the number of dwellinghouses and the cumulative floor space developed under Class Q;*

Summary of compliance: the development is proposed under Class MA and not Class

Q. Therefore, this provision is not applicable.

(bc) in relation to development proposed under Class G, M, MA, N, O, PA or Q of this Part, a floor plan indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses;

Summary of compliance: the application is accompanied by floorplans (refs: 1106-006-PA SK5 & 1106-007-PA SK5) which are annotated with the total floor space in square metres of each dwellinghouse. The proposed use of each room is also clearly annotated and their dimensions are drawn accurately, with a scale and scale bar included to enable accurate measurements to be taken of each space. The position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses are drawn accurately and in a manner that makes them easily identifiable.

(c) the developer's contact address;

(d) the developer's email address if the developer is content to receive communications electronically; and

Summary of compliance: these details are provided on the separate application form.

(e) where sub-paragraph (6) requires the Environment Agency to be consulted, a site-specific flood risk assessment,

Summary of compliance: sub-paragraph (6) only requires the Environment Agency to be consulted if the site is in flood zones 2 or 3 or it is in an area which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency.

The site is in flood zone 1 and does not appear on the Environment Agency's list of Areas with Critical Drainage Problems (ACDPs) which is available at data.gov.uk and which was last updated in June 2024. Therefore, a site-specific flood risk assessment is not required.

together with any fee required to be paid.

Summary of compliance: the correct application fee will be paid upon submission of the application.

Conclusion

The proposed development complies with all the relevant provisions of Class MA of Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

This prior approval application is also in accordance with all the relevant provisions of Paragraph W.

It is consequently anticipated that the LPA will grant their prior approval for the development.

The applicant expects the LPA to bring any potential issues arising from the proposal to the attention of Planning Direct at the earliest opportunity, in order that clarifications can be provided and/or solutions agreed where appropriate.