

PLANNING STATEMENT

This Planning Application is intended to serve as a revision to previously approved application ref: 2010/3342/P and 2010/3347/L. There have been extensive discussions with Planning, Building Control and Conservation Officers regarding this proposal. Many factors have already been addressed and resolved in relation to the original application. Specifically, Mr Charles Thuaire was the Senior Planning Officer and we also had significant input from Ms Caroline Carr, Conservation Officer.

Our existing permission relates to the basement floor of a five storey Georgian Terrace (REF: 1291-200F Prev Granted). It grants the refurbishment of the basement and allows for it to be used as "additional space to ground floor retail unit ". It is primarily this aspect we wish to amend.

This new application is a request to permit the refurbished basement to (instead) provide ancillary residential space to the upper floor maisonette. We are accordingly also requesting a change of use from A1 to C3 class.

There are no refurbishments requested in this application that have not already been granted. The Scope of Works has not been amended; all physical aspects of the proposed scheme remain as per the original, successful application.

This is not a request to form a new separate unit of accommodation. We accept that, due to insufficient daylight, this floor is not to be used as a self-contained flat. Following my phone conversation with Mr Charles Thuaire on 05/05/2011 it is my understanding that the use of the basement as ancillary to the upper residential floors is acceptable in principle.

The new scheme is almost identical to the previously approved one. Our only change is to the proposed use of the "Studio" space to front. We intend to use it as either a Media Room, Games Room, Study or Play Room and have renamed it "Lounge" which we hope suitably denotes these prospective uses.

Our underlying aim remains to sympathetically refurbish this derelict space and bring it into habitable use.