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Notification for Prior Approval for a Change of Use from Shops (Class A1) and Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)

Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 3, Class J

Development consisting of a change of use of shops (Class A1) and financial and professional services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) with an upper threshold of 200m² of total floor space to a use falling within Class D2 assembly and leisure uses of the Schedule to the Use Classes Order.*

Permitted development rights to convert a D2 premises to a registered nursery or state funded school do not apply to premises that change to D2 use under these rights.

*The permitted development right does not apply in conservation areas, National Parks, Areas of Outstanding Natural Beauty, the Broads and World Heritage sites. Nor do they apply to land within the curtilage of Listed Buildings and land within the curtilage of Listed buildings, Scheduled Monuments, Sites of Special Scientific Interest, Safety Hazard Areas or Military Explosives Storage Areas.

Publication of notifications on planning authority websites

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please note: You need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	MR	First name:	ALGIS
Last name:	KYBARTAS		
Company (optional):	ACA PROJECT LIMITED		
Unit:	House number:	77	House suffix:
House name:			
Address 1:	ST JOHN'S ROAD		
Address 2:	WESTCLIFF-ON-SEA		
Address 3:	ESSEX		
Town:			
County:	ESSEX		
Country:	UK		
Postcode:	SS0 7JY		

2. Agent Name and Address

Title:	MR	First name:	LEON
Last name:	VIGILLE		
Company (optional):	NEXT PROPERTY		
Unit:	House number:	74	House suffix:
House name:			
Address 1:	WELLS STREET		
Address 2:			
Address 3:			
Town:	LONDON		
County:			
Country:	UK		
Postcode:	W1T 3QQ		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	GROUND/BASEMENT	Building number:	4	Building suffix:	
Building name:					
Address 1:	GATE STREET				
Address 2:	HOLBORN				
Address 3:	LONDON				
Address 4:					
Postcode:	WC2A 3HP				

4. Description of the Proposed Development

Please describe the proposed development, including relevant information covering noise, hours of opening and transport and highways impacts of the development. Where the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

THE FRONT OF THE GROUND FLOOR AND VIEW FROM THE STREET WOULD REMAIN AS THE ORIGINAL A1 USE ~~AND~~ WILL BE USED AS A HEALTH SMOOTHIE + JUICE BAR FOR CONSUMPTION OFF SITE. WE INTEND TO BUILD A WALL TO SECTION OFF THE BACK OF THE PREMISES AND USE THIS SPACE AND THE BASEMENT SPACE AS A SMALL GYM. THE MAIN GYM FLOOR WOULD BE ON THE GROUND LEVEL AND A STRETCH AREA AND CHANGING/SHOWER FACILITIES ON THE BASEMENT LEVEL. WE WOULD INTEND TO BE OPEN FROM 6-30AM - 10-00PM MONDAY TO FRIDAY AND 10AM - 4PM AT WEEKENDS. WE WOULD APPLY FOR A LICENCE SO WE COULD PLAY LOW LEVEL MUSIC. OUR LANDLORD IS THE RESIDENT ABOVE AND HAS GIVEN US HIS APPROVAL. THERE WOULD BE NO UNDESIRABLE IMPACT AS THE AREA IS PRDOMINATELY LAW FIRMS AND OFFICES SO WE FEEL IT WOULD HELP THE HEALTH OF THE WORKERS IN THE AREA.

What is the gross floor space of the existing building? 100.99 m²

What is the floor space to be changed to assembly and leisure uses if different from the above? 75 (square metres)

Has any of the building been previously changed under Class J Shops (Class A1) and Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)?

☐ Yes ☒ No

If Yes, what was the total floor space changed to Assembly and Leisure Uses? m²

Development is not permitted if the development (together with any previous development under Class J) would result in more than 200 square metres of floor space in the building having changed use under Class J.

5. Eligibility

Was the building used solely as shops, financial and professional services, betting offices or pay day loan shops on 5th December 2013?

☒ Yes ☐ No

If no, please provide the date of when it was last in use solely as shops, financial and professional services, betting offices or pay day loan shops: Date Box DD/MM/YYYY

Development is not permitted in the case of a building that was brought into use after the 5th December 2013, for a period of at least 5 years before the date development under Class J begins.

6. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically).

The correct fee - CAN PAY OVER THE PHONE



A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service(www.planningportal.gov.uk/buyaplan)



7. Declaration

I/we hereby apply for prior approval as described in this notification and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Developer:

Or signed - Agent:

Date (DD/MM/YYYY):

14/03/2017

(date cannot be pre-application)

8. Developer Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address:

9. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address: