

LDC (Proposed) Report		Application number	2018/2333/P
Officer		Expiry date	
Lisa McCann		08/08/2018	
Application Address		Authorised Officer Signature	
4 Emerald Street London WC1N 3QA			
Conservation Area		Article 4	
Proposal			
Proposed change of use of unit from Storage (Class B8) to Office (Class B1) at lower ground floor level			
Recommendation:		Grant approval.	

General Permitted Development Order 2015 (as amended) Schedule 2, Part 3:

Class I – Class I – industrial and general business conversions

	Permitted Development:	
I.	<i>Development consisting of a change of use of a building</i>	
I.(a)	<i>from any use falling within Class B2 (general industrial) or B8 (storage or distribution) of the Schedule to the Use Classes Order, to a use for any purpose falling within Class B1 (business) of that Schedule;</i>	✓
I.(b)	<i>from any use falling within Class B1 (business) or B2 (general industrial) of the Schedule to the Use Classes Order, to a use for any purpose falling within Class B8 (storage or distribution) of that Schedule.</i>	N/A
	<i>Development not permitted</i>	
I.1	Development is not permitted by Class I, where the change is to or from a use falling within Class B8 of that Schedule, if the change of use relates to more than 500 square metres of floor space in the building.	N/A

Relevant History

2017/0368/P - Use of building as 4 self-contained residential units (within Use Class C3) – Granted 21/02/2017

Assessment:

The application site comprises a 5 storey mid-terrace property. The use of the upper floors of the subject property have been established as residential flats from the certificate of lawful development reference 2017/0368/P (see history). A site visit confirmed that the lower ground floor is currently in use for storage.

Part 3, Class I of the GPDO permits a change of use from a B8 use to a B1 use, on the condition that the change of use does not relate to more than 500 square metres of floor space in the building. The application site is not subject to any Article 4 directives, which might remove these permitted rights. No increase in floor space is proposed and the proposed change thus remains in accordance with Class I.

Recommendation:

Approve Certificate of Lawful Development