75 CHURCH STREET PINCHBECK – APPLICATION FOR A CERTIFICATE OF LAWFUL DEVELOPMENT: EXISTING USE

SUPPORTING STATEMENT

Introduction

This statement supports an application for a Certificate of Lawful Development for an existing use at 75 Church Street, Pinchbeck.

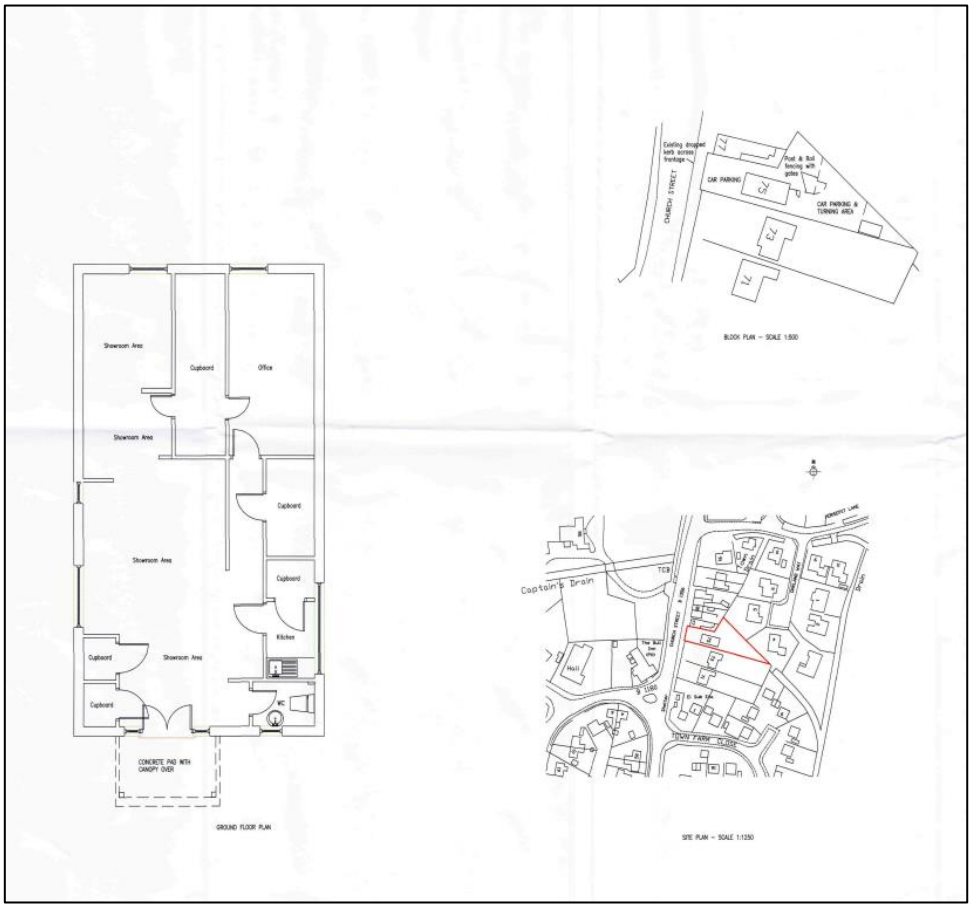
Planning History

The property has the following relevant planning history:

H14-0440-10 - Change of use of part of building from builders yard and offices to bathroom showroom (retrospective)

This application was approved on 20th July 2010. A copy of the decision notice is attached to this report as **Appendix A**. The approved plan is attached as **Appendix B** and included at Figure 1 below:

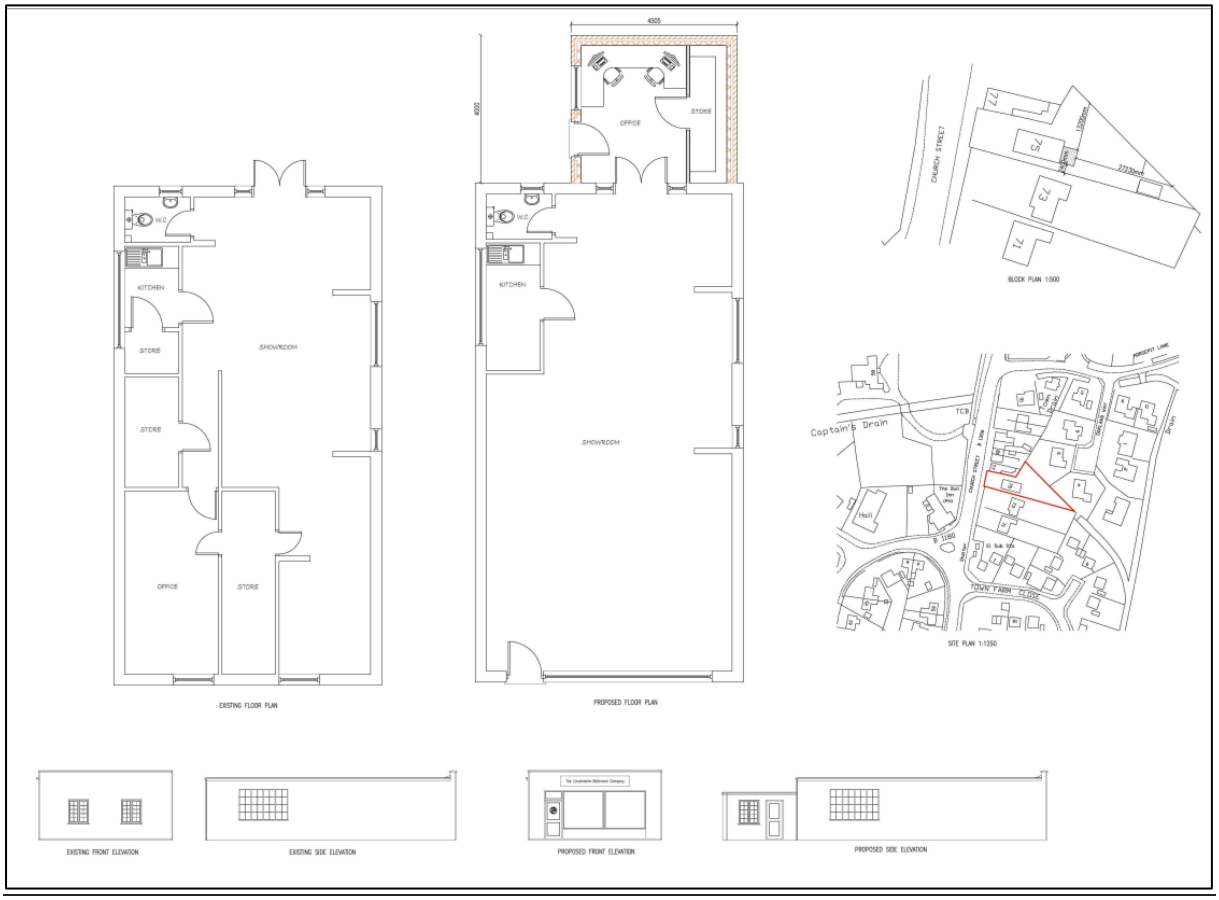
Figure 1 – Approved plan – H14-0440-10



H14-0521-13 - Proposed extension and alterations to front elevation

The above application was approved on 6th August 2013. A copy of the decision notice is attached as **Appendix C** to this report. The approved plan is attached as **Appendix D** and included at Figure 2 below:

Figure 2 – Approved plan – H14-0521-13



The planning application form, attached as **Appendix E**, describes the existing use as '*Bathroom showroom and office'.* It is clear from the plans that the accommodation was primarily used for the sale and display of bathroom goods.

Pre-application advice - **PE-00241-22**

In response to a pre-application enquiry, on 7th July 2020 the Local Planning Authority confirmed by letter that:

'The proposed convenience store will not require an application for change of use as the current and proposed use both fall under Class E Commercial, business and service on the Use Classes Order (2021).'

It must be assumed that the LPA reached this conclusion after an examination of its planning records. A copy of the letter is attached as **Appendix F**.

Other supporting information

The property, reference number 70137962, is rated for non-domestic rating purposes as '*store and premises'* and has historically been rated for this purpose over the last 10 years. The latest notice is attached as Appendix G.

Summary

It is evident that planning permission H14-0440-10 was implemented, not least as it was made retrospectively, more than 10 years ago. Furthermore, an extension to the permitted showroom use was granted under application H14-0521-13.

It is clear that the historic bathroom showroom use falls within Class E(a) as follows:

> ***Class E. Commercial, Business and Service***
>
> *Use, or part use, for all or any of the following purposes—*
>
> ***(a)for the display or retail sale of goods, other than hot food, principally to visiting members of the public,***

There has been no intervening or subsequent use other than the use approved on 20th July 2010.