An application to determine if prior approval is required for a proposed:

Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3).

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O

Publication of applications on planning authority websites.

Please note that the information provided on this application form 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.

1. Site Address

Number	
Suffix	
Property name	1-3 Priory House
Address line 1	The Crescent
Address line 2	
Address line 3	
Town/city	Spalding
Postcode	PE11 1AB

Description of site location must be completed if postcode is not known:

Easting (x)	524628
Northing (y)	322618

Description

2. Applicant Details

Title	Mr
First name	Robert
Surname	Bridgewater
Company name	API LTD
Address line 1	29 Westlode Street,
Address line 2	
Address line 3	

2. Applicant Details

Town/city	Spalding
Country	
Postcode	PE11 2AF

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

Primary number	07977279459
Secondary number	
Fax number	
Email address	robridgew@aol.com

3. Agent Details

Title	Mr
First name	Joseph
Surname	Clayton
Company name	Clayton Architecture Limited
Address line 1	648
Address line 2	Liverpool Road
Address line 3	
Town/city	Ainsdale
Country	
Postcode	PR8 3LT
Primary number	07435569465
Secondary number	
Fax number	
Email	Joe@claytonarchitecture.co.uk

4. Eligibility

Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))? ◉ Yes ○ No

Is any part of the land, site or building: ○ Yes ◉ No
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

Conversion B1 to C3 use Permitted Development to form 4 self contained residential units. Retail space on the ground floor to be retained as is.

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What will be the net increase in dwellinghouses? This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.	4

Please provide details of any transport and highways impacts and how these will be mitigated:

NIl, town centre location with no provisions for parking.

Please provide details of any contamination risks and how these will be mitigated:

Nil, Asbestos report carried out and no asbestos was discovered as part of the buildings fabric.

Please provide details of any flooding risks and how these will be mitigated.
A flood risk assessment should accompany the application where the site:
• is in Flood Zones 2 or 3; or
• is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
Check if your site location is in Flood Zone 2 or 3 online.
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Ground floor levels to remain as is.

Please provide details of the impacts of noise from commercial premises on the intended occupiers of the development and how this will be mitigated.
Note that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of this application including any licensed premises or any other place of public entertainment.

N/A, office space to be retained on the ground floor only. Sound proofing measures will be implemented as part of the design process to ensure the flats comply to Building Regulations.

6. Declaration

I/we hereby apply for prior approval as described in this form 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. ☑

Date (cannot be pre-application)	05/02/2020