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H16-0175-15.

23 FEB 2015

Prior Approval of a Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)

Town and Country Planning (General Permitted Development) Order 1995 (as amended)
Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a) (offices) of that Schedule*

*Development is not permitted where the building is on Article 1(6a) land, is a Listed Building or Scheduled Ancient Monument, or is or forms part of a safety hazard area or military explosives storage area.

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:	S.
Last name:	Pye		
Company (optional):	Steve Pye & Co. (Spalding) Ltd.		
Unit:		House number:	
House name:	Spalding Business Centre		
Address 1:	Church Street		
Address 2:			
Address 3:			
Town:	Spalding		
County:	Lincolnshire		
Country:	England		
Postcode:	PE11 2PB		

2. Agent Name and Address

Title:	Mr.	First name:	Chris
Last name:	Borrmann		
Company (optional):	ACS Architectural Ltd.		
Unit:		House number:	14
House name:			
Address 1:	Avenue Road		
Address 2:			
Address 3:			
Town:	Hunstanton		
County:	Norfolk		
Country:	England		
Postcode:	PE36 5BW		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:		Building suffix:	
Building name:	Spalding Business Centre				
Address 1:	Church Street				
Address 2:	Spalding				
Address 3:	Lincolnshire				
Address 4:					
Postcode:	PE11 2PB				

4. Description of the Proposed Development

Please describe the proposed development, including relevant information covering transport and highways impacts of the development; contamination risks on the site; and flooding risks on the site.

Proposals involve the conversion of the rear of the building currently used as offices permitted under Planning Reference H16-0913-11 and previously used as a Doctors Surgery. The proposals include 4no. residential flats. 2no. at ground floor and 2no. at first floor. The proposals are for 3no. 2-bedroom flats and 1no. 1-bedroom, all with kitchen, lounge, diner and bathroom.

As the location of the proposals are within the centre of Spalding it is considered that parking will not be required as local amenities and transport links are all within walking distance. However, if required 1no. parking space can be provided to each flat to the front of the property.

At present the rear of the property is approximately 10no. offices and if rented would increase traffic movements considerably. The proposals are for 4no. flats which will reduce the total movement of traffic to the property.

A small area of communal space will be provided to the rear serving the flats for washing lines etc.

The property is within Flood Risk Zone 3, however, the property to the rear sits considerably high above ground level (approximately 1.8m - ground level to existing floor level). The existing structure is of traditional brick and block with a suspended beam and block floor. Thus providing a considerable void beneath and in accordance with current flood resilient measures.

It is not believed that there is or ever has been any land contamination upon the site.

If the building was not in use immediately before 30th May 2013, when was it last in use?

N/A

Date (DD/MM/YYYY)

What was the use of the building immediately before 30th May 2013 or the last use before that date?

Commercial Offices.

5. 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).



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)



The correct fee



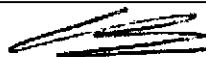
6. Declaration

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):



(date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

8. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address: