

Description

Lawful development certificate for proposed change of use of upper floors from office space (Class E) to former use as Hotel suites (Class C1).

Relevant Planning History

45533 - CHANGE OF USE OF UPPER FLOORS FROM HOTEL TO OFFICES; 2ND FLOOR EXTENSION AT REAR & ALTERATIONS - Approve with Conditions 13/01/2006
48251 - CHANGE OF USE OF THE UPPER FLOORS FROM HOTEL TO OFFICES (CLASS B1); FIRST AND SECOND FLOOR EXTENSION TO CREATE OFFICES (CLASS B1) AT THE REAR OF THE EXISTING BUILDING; ALTERATIONS TO ENTRANCE - Approve with Conditions 24/08/2007
48961 - EXTERNALLY ILLUMINATED PROJECTING SIGN - Withdrawn - Invalid 12/03/2008
49387 - CHANGE OF USE - Withdrawn - Invalid 12/03/2008
53171 - A; Internally illuminated sign above entrance, internally illuminated sign on gable wall at ground floor level.
B: Three plasma advertising screens in one bay window - Split DecisionSplit DecisionSplit DecisionSplit DecisionSplit Decision 03/11/2010
53173 - Enclosure of rear yard area and external lighting to front elevation - Approve with Conditions 03/11/2010
53773 - Non-material amendment following grant of planning permission 53173 to form 2 no. new fire escape door openings at ground floor level to existing side elevation - Approve 11/04/2011
69543 - The proposed application is for the change of use of the upper floors to provide hotel accommodation requiring no external changes to the front of the building except for the replacement of windows with double pain glass with light colour aluminium frames. Visible from the Street development works are to install dorma style windows in the c10m of pitched roof adjacent the side street to allow bedrooms to the third floor loft, to extend the rear stair case up to third floor for emergency escape requiring approx 2.5m extension on to rear roof terrace, to add a staff room on to to 1st floor rear roof terrace of approximately 5m x 6m, to add a window to the rear elevation facing co-op at 1st floor. Works not visible from the street include the installation of a lift inside the building and in the buildings internal void area at 2nd and 3rd floor from ground floor, and a laundry and plant room on an internal roof terrace at 1st floor and an internal bin store in the rear ground floor area. Non material changes to allow for re-instatement of original position stairs to 1st floor, re-confirguation of entrance reception areas and installation of bathroom and food preparation facilities throughout guest accomodation and installation of lightweight health and gym equipment in the basement as appropriate from time to time compatible with hotel facilities. -

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

<SQLDCPolicyComRep>

Issues and Analysis

The applicant has confirmed that the lawful use of the upper floors of the building is currently class E and that the proposed use of the upper floors of the building would be C1 - hotel. There is no permitted development right which allows for this change of use. The applicant has argued that the use can be reverted as the class E use has been taking place for less than 10 years, however there is no provision for this in the General Permitted

Development Order. As such the proposed change of use would require a planning application. The applicant was advised at validation stage that this would not be a permitted change but stated they wished to proceed with the lawful development certificate anyway.