PP-06523360 – Proposed Building Extension at Prince Street Business Park, Prince Street, Leek, ST13 6DB

Certificate of Lawful Use Application – Proposed Building

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1. Background

This statement has been prepared to accompany a Lawful Development application in relation to the proposed extension to the existing industrial buildings at Prince Street Business Park.

This application has been prepared to allow the Council to assess the scheme against Part 7, Class H, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) and issue a Certificate of Use for the Proposed Building Extension in accordance with section 192 of the Town and Country Planning Act 1990.

2. Proposed Building Extension

The proposed extension is considered complaint with the above GPDO legislation for the following reasons –

- ✓ The proposed extension has a floor area of 996m2, less than 1000m2 with the original building having a floor area of 2600m2. In accordance with Part 7, H.1 (b) iii) of the GPDO.
- ✓ The proposed building is sited in excess of 15m of a boundary of the curtilage and the highest part of the building is below 15m. (Part 7, H1 c) i) & ii) of the GPDO).
- ✓ The proposed development would not lead to a reduction in the space available for parking or turning of vehicles. The premises has extensive yard area.
- ✓ The development is not within the curtilage of a Listed Building or article 2(3) land.
- ✓ The use of the existing buildings and site falls within B2 and B8 use classes. The proposed extension would remain ancillary to the existing buildings adjoining (Part 7, H2, b) (i) & (ii) of the GPDO).
- ✓ The proposed building will use the same materials and finishes used on the existing building.

3. Conclusion

Taking into account the requirements of the GPDO, this scheme is considered compliant with this Legislation.

The applicant requests that the District Council issue a Certificate of Lawful Use which recognises that this proposal is compliant with Part 7, Class H of the GPDO.