

COMMERCIAL TO RESIDENTIAL EXPERIENCE - PART 1

Posted on August 4, 2021



August definitely feels like a permitted development month with the start of Class MA and revised Class G. We are also dealing with a number of last minute prior approval submissions from the end of July. We'd therefore like to share some of our experience utilising some of the relevant classes of PD.

98/100 High Street, Ilford

London Borough of Redbridge

Our client approached us based on our experience of PD and schemes in the LB Redbridge, seeking advice on maximising their asset. With consent in place to develop part of the site for 9 units, we identified further opportunity for 4 additional units.

Alongside a legal opinion, we obtained a certificate of lawfulness together with follow up planning permission for the operational development to facilitate the change of use.

We also assisted the client to correct their CIL liability by £70,000.

Highlights:

- Additional units.

- Utilising vacant space.
- Huge CIL saving.

Stoke Newington High Street

London Borough of Hackney

A seasoned PD developer and investor sought advice on the strategy for changing the use of the upper floors to residential. With Article 4 Direction for Class M, we utilised Class G to create two flats on the smallest top floor of ancillary retail space. This strategy paves the way for a further conversion of the first floor under Class MA.

Highlights:

- 2 high quality units in a town centre location.
- Confirmed ancillary retail space.
- Side stepped Article 4 Direction.

Green Street

London Borough of Newham

Following a series of refusals for commercial changes of use, we advised our client on a strategy to convert their building into 12 residential units. The first stage utilised a combination of Classes G and M to secure five units thus establishing a loss of retail and an enhanced value to our client. A further stage comprises of the conversion of remaining upper floors to 7 units.

Highlights:

- Splitting submissions so below major threshold.
- Secured loss of retail in town centre.
- Maximised number of single bedroom units to meet the clients needs.