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Belmont Design Services Ltd
231 High Street
Wibsey
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BD6 1QR
FAO: Mr Jonathon Hadcroft

Please Contact: Christie Burns

Tel: 01946 598422
Date: 12 June 2024

Dear Sir/Madam,

PRIOR APPROVAL APPLICATION UNDER SCHEDULE 2, PART 3 (CHANGES OF USE), CLASS G (COMMERCIAL USE AND A RESIDENTIAL FLAT) OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED).

APPLICATION REF: 4/24/2138/0F1

LOCATION: 25 MARKET PLACE, EGREMONT

PROPOSAL: PRIOR APPROVAL FOR A CHANGE OF USE FROM COMMERCIAL TO COMMERCIAL AT GROUND FLOOR WITH RESIDENTIAL ABOVE

I refer to the above prior approval application under Schedule 2, Part 3 (Changes of use), Class G (Commercial Use and a residential flat) of the Town and Country Planning (General Permitted Development) (England) Order (2015) (as Amended).

The Council, acting in its capacity as the Local Planning Authority, write to inform you that having carried out all necessary consultation in accordance with the requirements of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (As Amended), that the prior approval of the Local Planning Authority is **Not Required**.

The development shall be carried out in accordance with the details submitted to the Council, and subject to the conditions in paragraph G.1 Schedule 2, Part 3 (Changes of use), Class G (Commercial Use and a residential flat) of the Town and Country Planning (General Permitted Development) (England) Order (2015) and the following additional conditions

1. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:- - Application form, received by the Local Planning Authority on the 17th April 2024. - Existing Plans, Scale 1:50, 1:500 & 1:1250, Dwg No: 10103/01, received by the Local Planning Authority on the 17th April 2024. - Proposed Plans, Scale 1:50, 1:500 & 1:1250, Dwg No: 10103/02, received by the Local Planning Authority on the 17th April 2024.

Reason

To ensure that all works are properly implemented and retained.

2. Following approval of the development, construction activities that are audible at the site boundary must be carried out only between the following hours: Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holidays. Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason

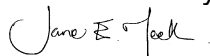
In the interests of the amenities of surrounding occupiers during the construction of the development.

This written notice indicates that the proposed development would comply with all the necessary criteria to be classed as permitted development.

It is highlighted that this approval refers only to the planning aspect and does not grant any consent which may be required under the Building Regulations or any other regulations.

I trust that the above is both clear and acceptable.

Yours faithfully,



Jane Meek

Assistant Director

Thriving Place and Investment