

Key

- — — — — Boundary Line
- - - - - Demolished

Rev No.	Date	Description
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Notes:

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Dwg No	Drawn
029GA-A-02-101	UPP

Drawing	Checked
Proposed Front Visualization	UPP

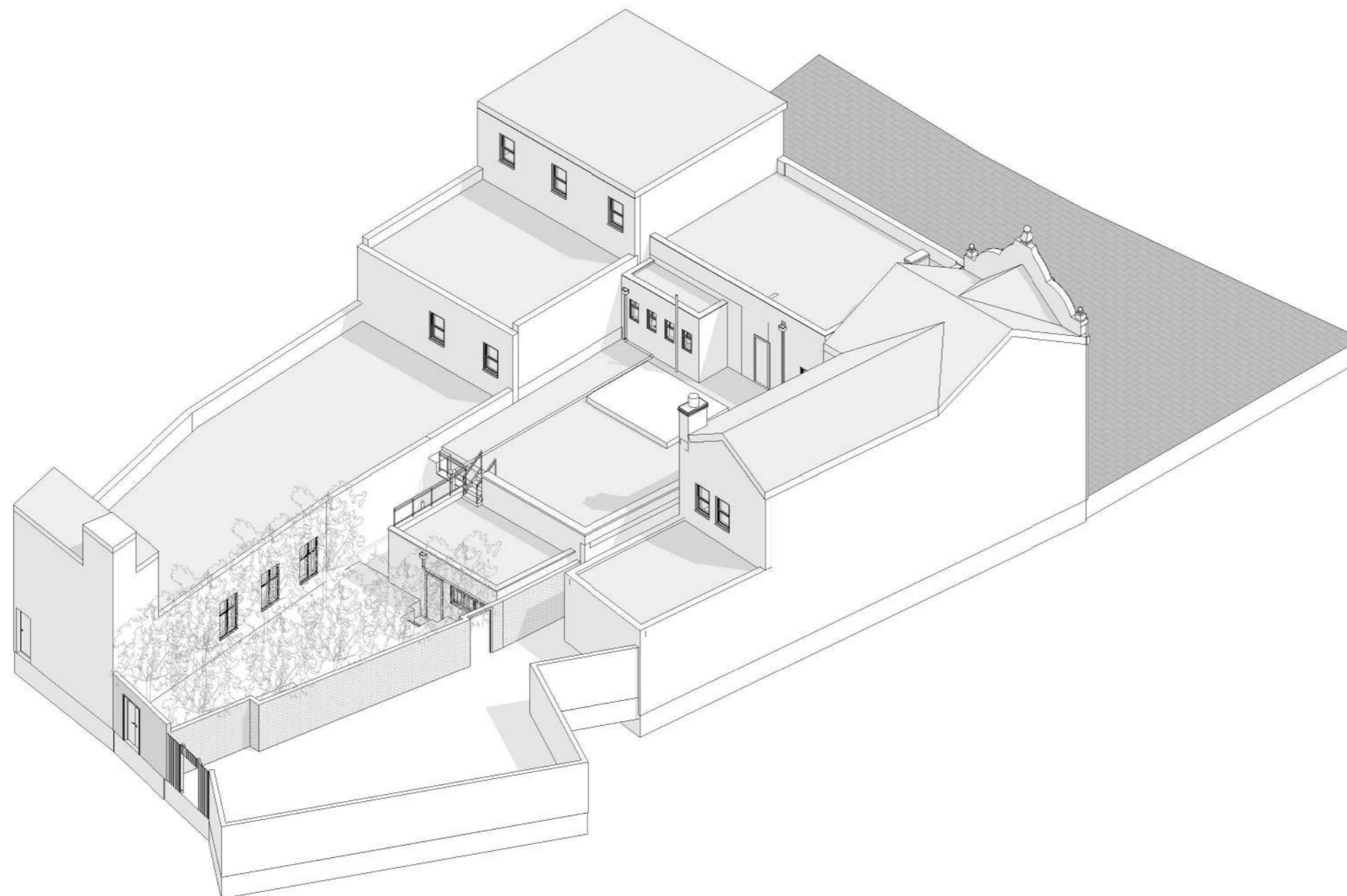
Scale	Issue Date
@ A3	07.01.2022

Project Address
29 Gaolgate Street, Stafford ST16 2NT

Client	Status
Rodcliffe Ltd (Roni Moore)	For Planning

Key

- — — — — Boundary Line
- - - - - Demolished



Rev No.	Date	Description
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Dwg No	Drawn
029GA-A-02-102	UPP

Drawing	Checked
Proposed Rear Visualization	UPP

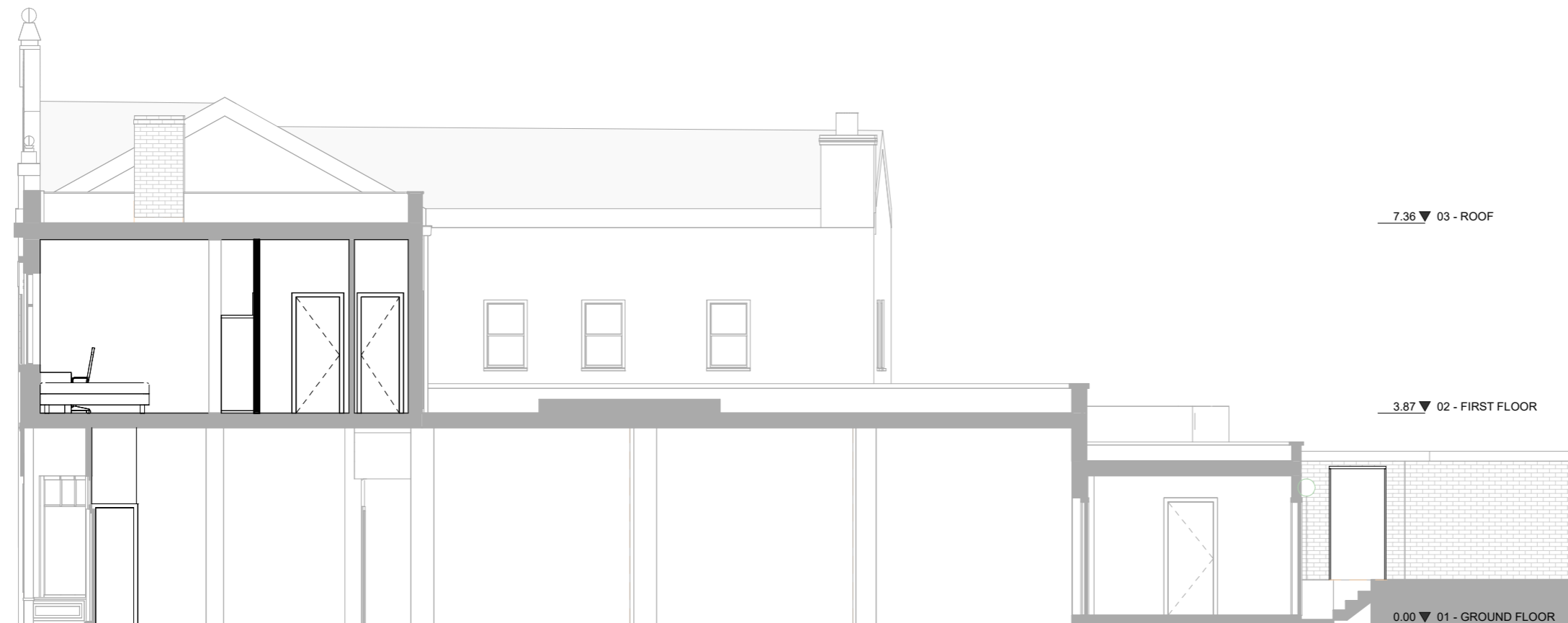
Scale	Issue Date
@ A3	07.01.2022

Project Address
29 Gaolgate Street, Stafford ST16 2NT

Client	Status
Rodcliffe Ltd (Roni Moore)	For Planning

Key

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Dwg No	029GA-A-05-101	Drawn	UPP
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Drawing	Proposed Section A-A'	Checked	UPP
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Scale	1 : 100 @ A3	Issue Date	07.01.2022
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Project Address
29 Gaolgate Street, Stafford ST16 2NT

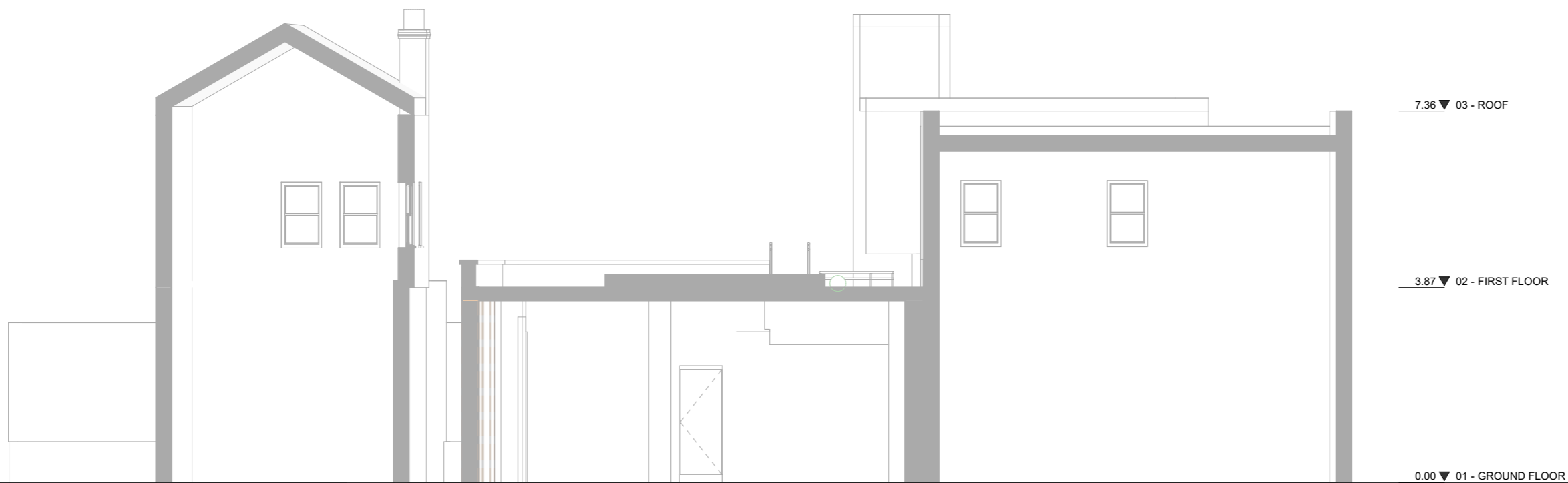
Client	Rodcliffe Ltd (Roni Moore)	Status	For Planning
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0208 202 9996
Atrium, Stables Market, Chalk
Farm Road, London, NW1 8AH



Key

- — — — — Boundary Line
- - - - - Demolished



7.36 ▼ 03 - ROOF

3.87 ▼ 02 - FIRST FLOOR

0.00 ▼ 01 - GROUND FLOOR

Rev No.	Date	Description
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Notes:

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Dwg No	029GA-A-05-102	Drawn	UPP
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Drawing	Proposed Section B-B'	Checked	UPP
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Scale	1 : 100 @ A3	Issue Date	07.01.2022
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Project Address
29 Gaolgate Street, Stafford ST16 2NT

Client	Rodcliffe Ltd (Roni Moore)	Status	For Planning
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Key

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- - - - - Demolished



Shop front to be retained

Rev No.	Date	Description
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Dwg No	029GA-A-06-101	Drawn	UPP
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Drawing	Proposed Elevation	Checked	UPP
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Scale	1 : 100 @ A3	Issue Date	07.01.2022
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Project Address
29 Gaolgate Street, Stafford ST16 2NT

Client	Rodcliffe Ltd (Roni Moore)	Status	For Planning
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Key

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Rev No.	Date	Description
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Dwg No	029GA-A-06-102	Drawn	UPP
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Drawing	Proposed Elevation	Checked	UPP
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Scale	1 : 100 @ A3	Issue Date	07.01.2022
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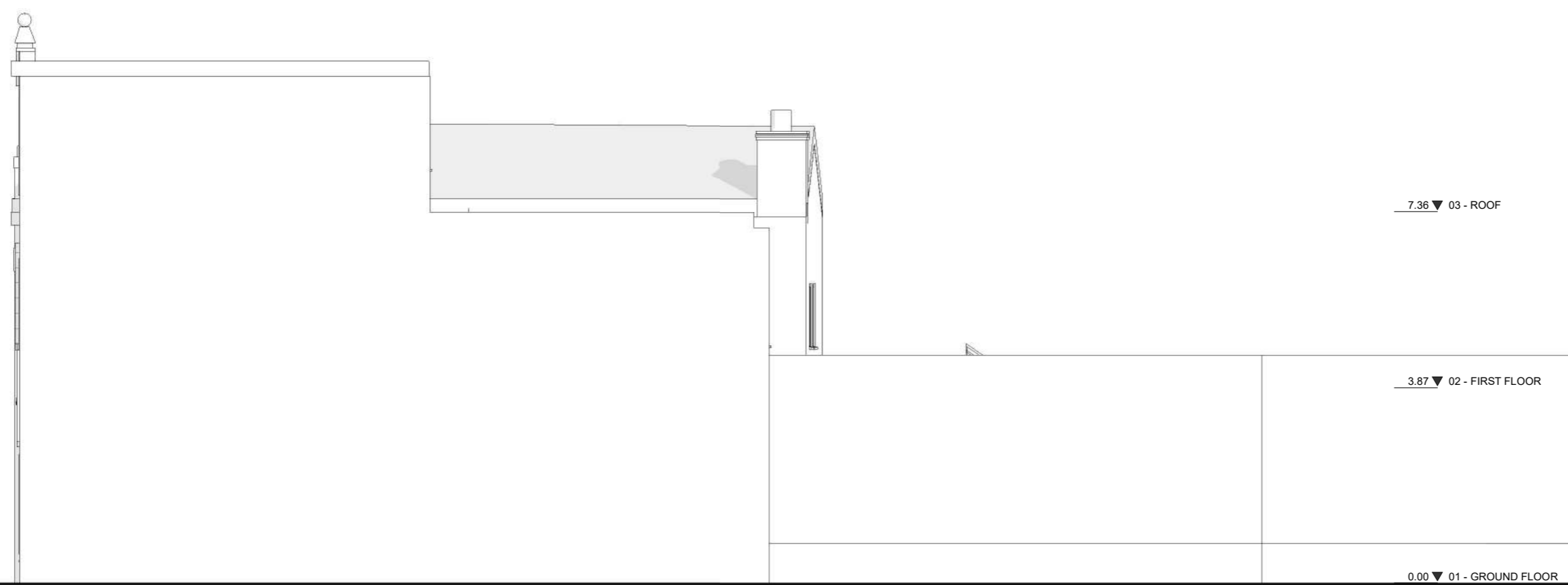


Project Address
29 Gaolgate Street, Stafford ST16 2NT

Client	Rodcliffe Ltd (Roni Moore)	Status	For Planning
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Key

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Dwg No	Drawn
029GA-A-06-103	UPP

Drawing	Checked
Proposed Elevation	UPP

Scale	Issue Date
1 : 100 @ A3	07.01.2022

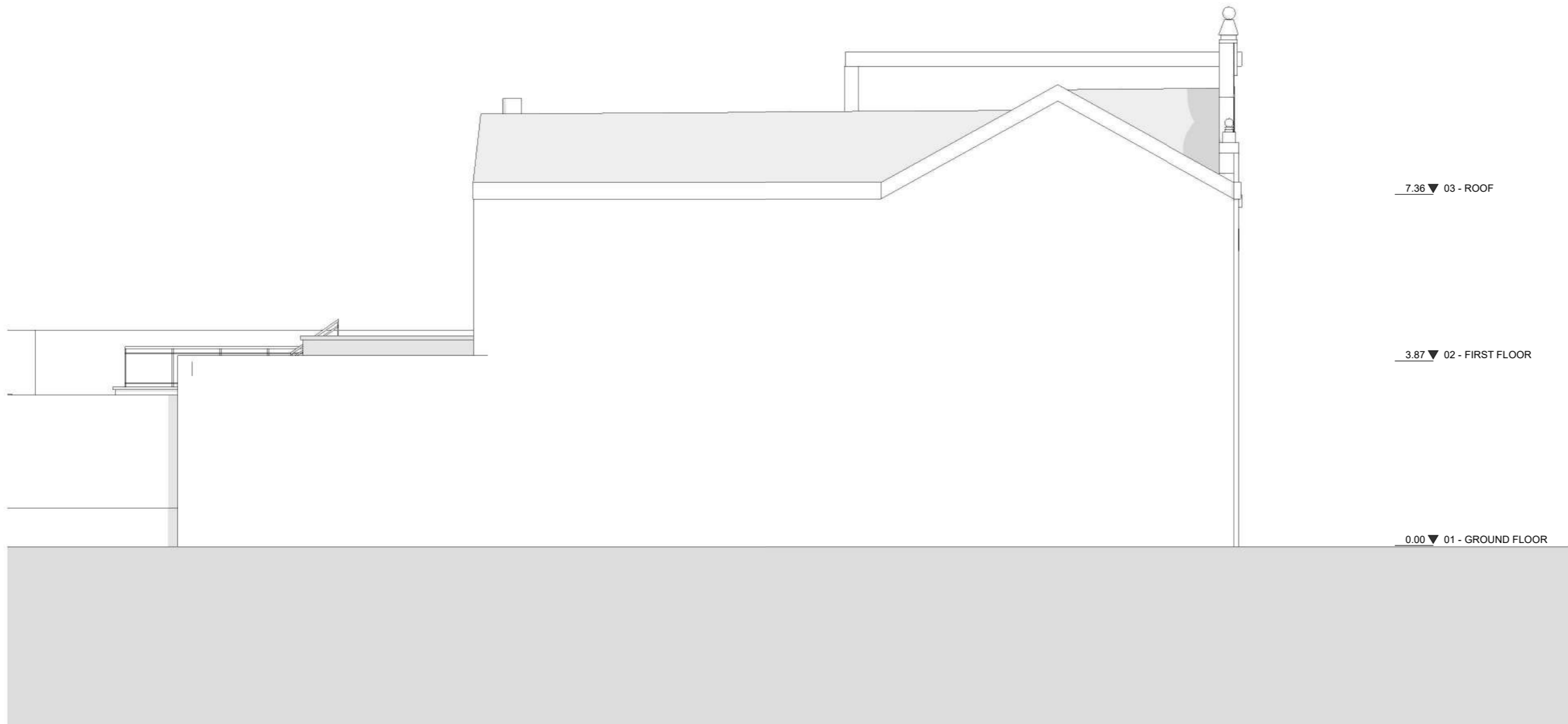


Project Address
 29 Gaolgate Street, Stafford ST16 2NT

Client	Status
Rodcliffe Ltd (Roni Moore)	For Planning

Key

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7.36 ▼ 03 - ROOF

3.87 ▼ 02 - FIRST FLOOR

0.00 ▼ 01 - GROUND FLOOR

Rev No.	Date	Description
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Dwg No	029GA-A-06-104	Drawn	UPP
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Drawing	Proposed Elevation	Checked	UPP
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Scale	1 : 100 @ A3	Issue Date	07.01.2022
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Project Address
29 Gaolgate Street, Stafford ST16 2NT

Client	Rodcliffe Ltd (Roni Moore)	Status	For Planning
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Key
 - - - - - Boundary Line
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▲
B

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B

Rev No.	Date	Description
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Notes:
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Dwg No	029GA-A-03-101	Drawn	UPP
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Drawing	Proposed Ground Floor Plan	Checked	UPP
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Scale	1 : 100 @ A3	Issue Date	07.01.2022
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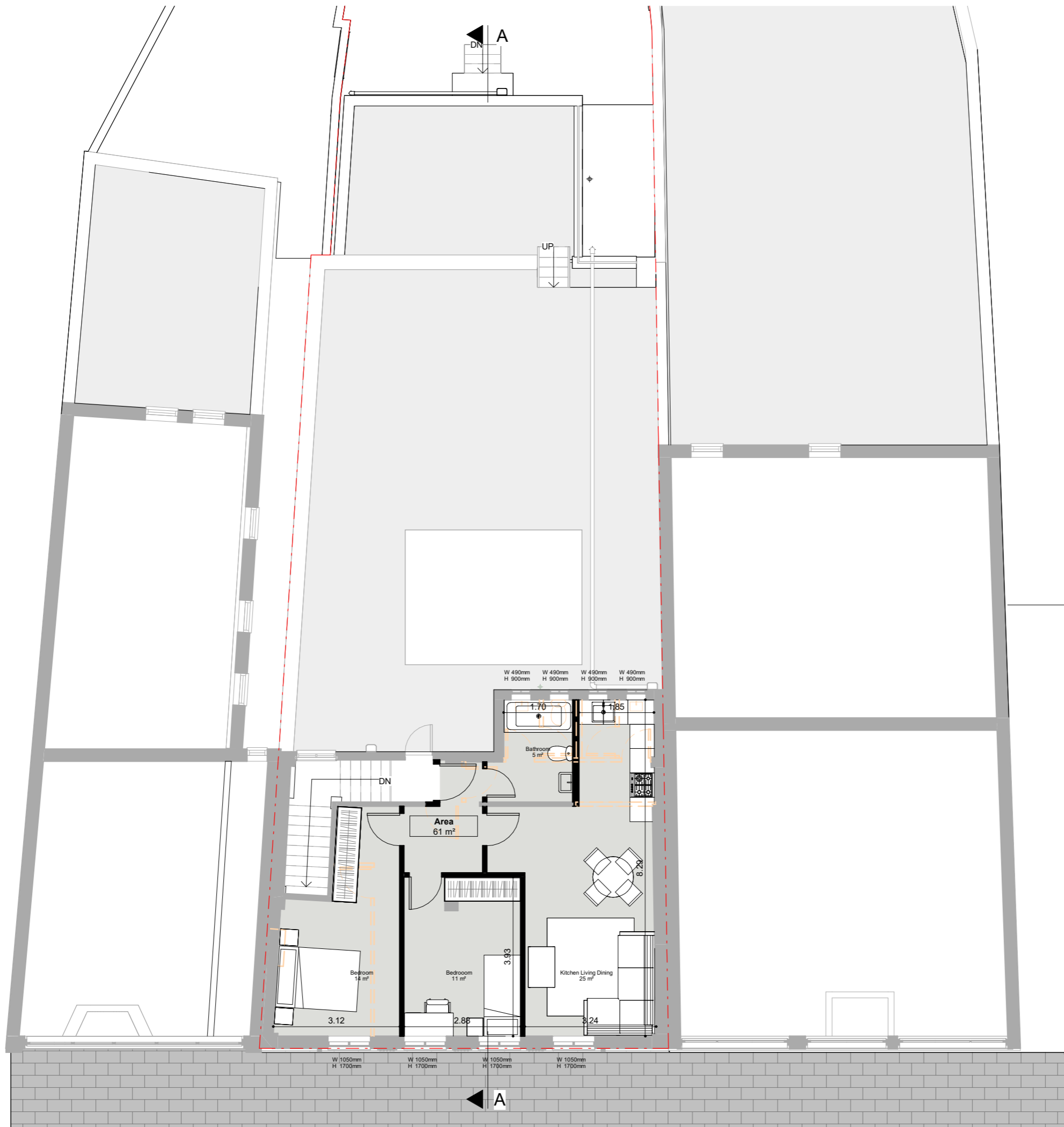


Project Address
 29 Gaolgate Street, Stafford ST16 2NT

Client	Rodcliffe Ltd (Roni Moore)	Status	For Planning
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 - - - - - Boundary Line
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Rev No.	Date	Description
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Dwg No 029GA-A-03-102 Drawn UPP

Drawing Proposed First Floor Plan Checked UPP

Scale 1 : 100 @ A3 Issue Date 07.01.2022

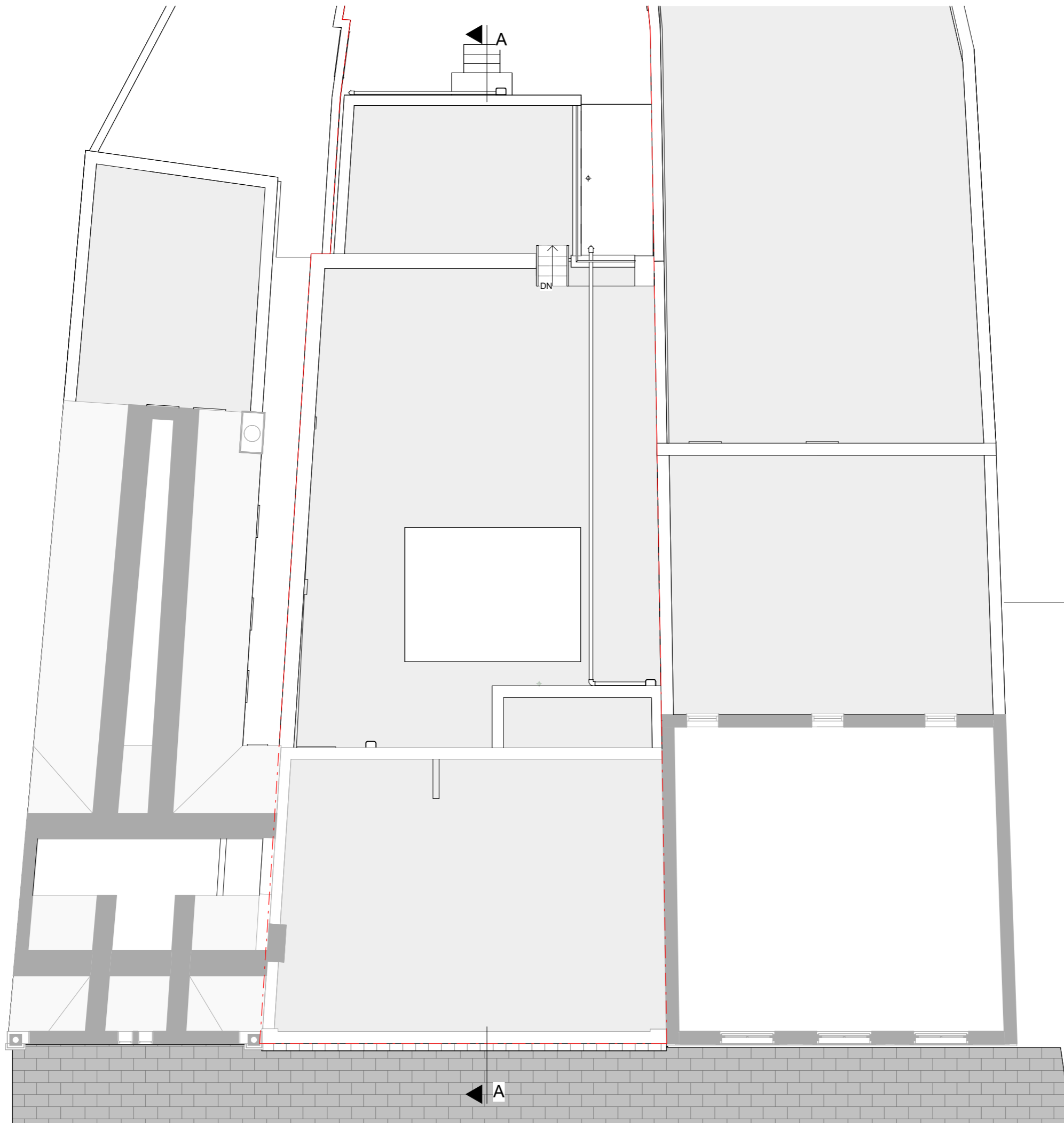


Project Address
 29 Gaolgate Street, Stafford ST16 2NT

Client Rodcliffe Ltd (Roni Moore) Status For Planning

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Key

- - - Boundary Line
- - - Demolished

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Rev No.	Date	Description
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Notes:

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Dwg No	029GA-A-03-106	Drawn	UPP
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Drawing	Proposed Roof Plan	Checked	UPP
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Scale	1 : 100 @ A3	Issue Date	07.01.2022
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0 5m

Project Address
29 Gaolgate Street, Stafford ST16 2NT

Client	Rodcliffe Ltd (Roni Moore)	Status	For Planning
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Key
 --- Boundary Line
 - - - Demolished

Schedule of Areas

Total Site Area	300.87 s.q.m.
Existing Residential	247.83 s.q.m.
Existing Non-Residential	0.00 s.q.m.
Residential area lost by change of use or demolition	0.00 s.q.m.
Non Residential area lost by change of use or demolition	0.00 s.q.m.
Proposed Residential	0.00 s.q.m.
Proposed Non-Residential	0.00 s.q.m.
Net additional area	0.00 s.q.m.

Rev No.	Date	Description
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Notes:
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Dwg No 029GA-A-01-001 Drawn UPP

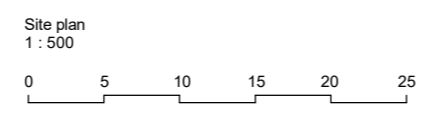
Drawing Location Plan Checked UPP

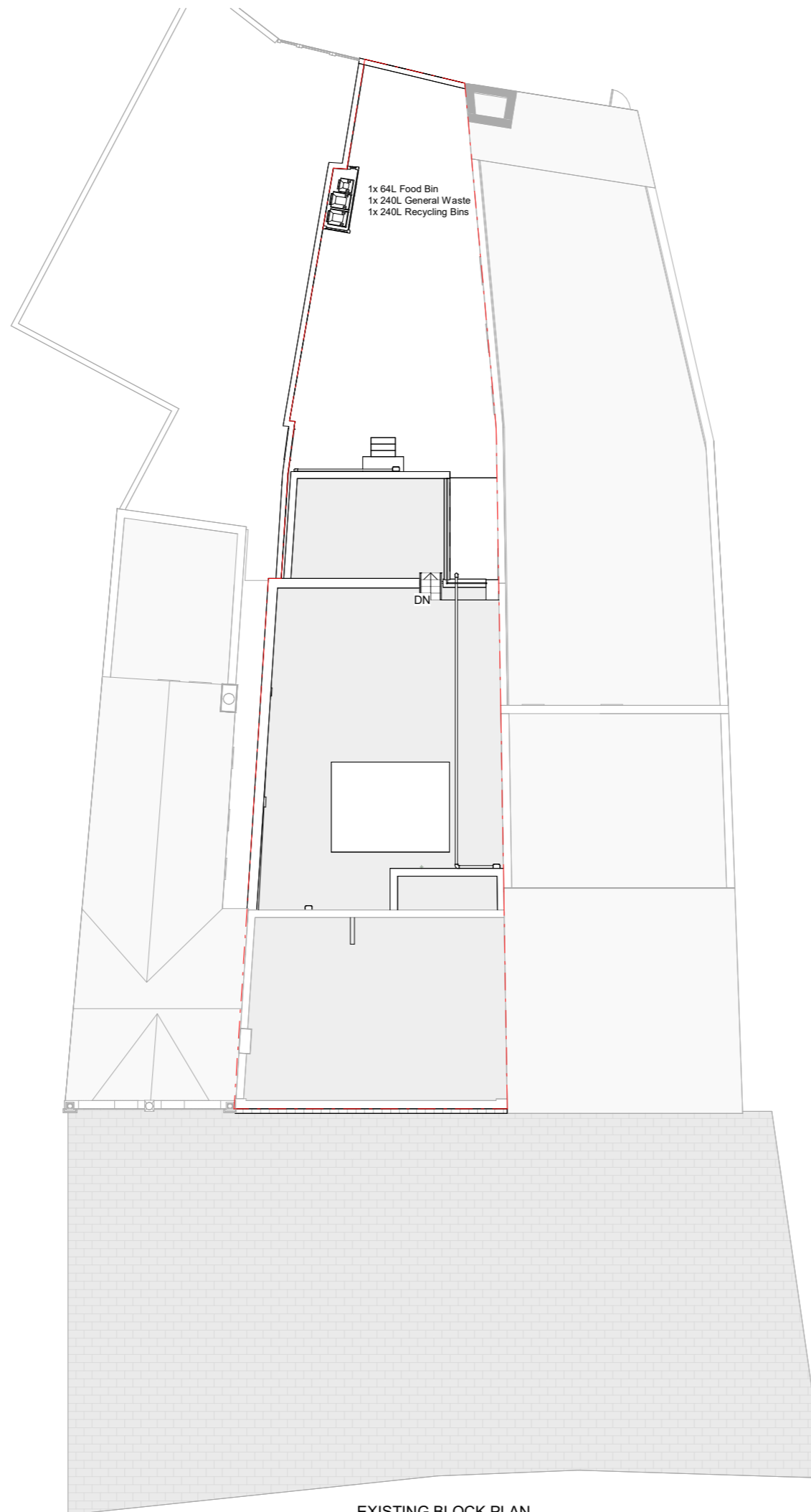
Scale 1 : 500 @ A3 Issue Date 07.01.2022



Project Address 29 Gaolgate Street, Stafford ST16 2NT

Client Rodcliffe Ltd (Roni Moore) Status For Planning





EXISTING BLOCK PLAN

Key

- - - Boundary Line
- - - Demolished

Rev No.	Date	Description
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Notes:

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Dwg No	Drawn
029GA-A-01-002	UPP

Drawing	Checked
Block plans	UPP

Scale	Issue Date
1 : 200 @ A3	07.01.2022



Project Address
29 Gaolgate Street, Stafford ST16 2NT

Client	Status
Rodcliffe Ltd (Roni Moore)	For Planning

DECISION SHEET

Application No **22/35778/POTH**

	Delegated	Committee
Decision Level	✓	

	Approve	Approve subject to 106*	Refuse	Split
Recommendation	✓			
Decision	✓			
Refer to National Planning Casework Unit				

Authorised Signatory: S. Wright Date: 01.08.2023

***THIS APPLICATION IS SUBJECT TO A SECTION 106 AGREEMENT / DEED OF VARIATION / UNILATERAL UNDERTAKING - AND THE DECISION SHOULD NOT BE ISSUED UNTIL THE ACTION LISTED BELOW HAS BEEN COMPLETED**

Section 106

Date Legal Agreed	Date decision issued

Authorised Signature:

Committee Turnaround

Committee Date	
Revised Decision	
Reason	

Authorised Signature: _____

Date: _____

Caroline Holland

From: Sian Wright
Sent: 31 July 2023 17:20
To: planning SBC
Subject: FW: 22/35778/POTH - 29 Gaolgate Street

From: ABR Cherry Pickers <abrcherrypicker@gmail.com>
Sent: Monday, July 31, 2023 5:17 PM
To: Sian Wright <swright@staffordbc.gov.uk>
Cc: Joel Stern SAM Group <joel@samgroup.co.uk>; John Holmes <jholmes@staffordbc.gov.uk>
Subject: Re: 22/35778/POTH - 29 Gaolgate Street

CAUTION: This email originated from outside of the Council. DO NOT click links or open attachments unless you recognise the sender and know the content is safe.

yes

On Mon, 31 Jul 2023 at 17:05, Sian Wright <swright@staffordbc.gov.uk> wrote:

Good afternoon,

22/35778/POTH

I have checked the Officer report and have noted that Environmental Health are requesting the following pre-commencement condition:

Prior to commencement of the development a noise assessment shall be submitted to and approved in writing with the Local Planning Authority. This shall include an assessment of noise impacts, and a description of any proposed mitigation measures to be incorporated into the construction of the development. Thereafter, the approved details shall be implemented in full prior to the development becoming occupied and shall be permanently maintained in full accordance with the approved details.

Are you happy to agree to this condition. Please confirm via email.

Kind regards,

Sian Wright



Sian Wright | Development Lead

Stafford Borough Council | Civic Centre | Riverside | Stafford | ST16 3AQ

01785 619528 | swright@staffordbc.gov.uk | www.staffordbc.gov.uk

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Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class G

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Planning Authority in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address

Title:	<input type="text"/>	First name:	<input type="text"/>		
Last name:	<input type="text" value="C/O UPP Architects & Town Planners"/>				
Company (optional):	<input type="text"/>				
Unit:	<input type="text"/>	Number:	<input type="text"/>	Suffix:	<input type="text"/>
Building name:	<input type="text" value="Atrium"/>				
Address 1:	<input type="text"/>				
Address 2:	<input type="text" value="The Stables Market"/>				
Address 3:	<input type="text" value="Chalk Farm Road"/>				
Town:	<input type="text" value="Camden"/>				
County:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="NW1 8AH"/>				

2. Agent Name and Address

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Joseph"/>		
Last name:	<input type="text" value="Stroud"/>				
Company (optional):	<input type="text" value="UPP Architects and Town Planners"/>				
Unit:	<input type="text"/>	Number:	<input type="text"/>	Suffix:	<input type="text"/>
Building name:	<input type="text" value="Atrium"/>				
Address 1:	<input type="text"/>				
Address 2:	<input type="text" value="The Stable Market"/>				
Address 3:	<input type="text" value="Chalk Farm Road"/>				
Town:	<input type="text" value="Camden"/>				
County:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="NW1 8AH"/>				

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Number:	<input type="text" value="29"/>	Suffix:	<input type="text"/>
Building name:	<input type="text"/>				
Address 1:	<input type="text" value="Gaulgate Street"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text" value="Stafford"/>				
Address 4:	<input type="text"/>				
Postcode:	<input type="text" value="ST16 2NT"/>				

4. Eligibility

Would the proposed change of use result in the building containing more than two flats?

Yes No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would a part of the building continue to be:

- In a commercial/business/service use; and/or
- Used as a betting office and/or a pay day loan shop

Yes No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the proposed flat(s) only be situated on floor(s) above a floor where at least some of the other proposed mixed uses are to be provided?

Yes No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If the building has a ground floor display window, would any of that ground floor be used as a flat?

Yes No / The building does not have a ground floor display window

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will all the proposed flats have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

Yes No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the change of use, will each flat only be used as a dwelling:

- by a single person or by people living together as a family, or
- by not more than 6 residents living together as a single household (including a household where care is provided for residents)

Yes No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development including details of the flat(s) and other works proposed:

Change of use from retail to residential (class C3) of the upper floor currently in ancillary use to the ground floor retail unit.

What will be the net increase in dwellinghouses:

Note that this figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building.

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details on the provision of adequate natural light in all habitable rooms of the flat(s):

The existing property has existing front windows which serve both habitable bedrooms sited towards the property's southern elevation. The proposed kitchen, living and dining area will be dual aspect. All habitable rooms are served with a good level of natural light.

Please provide details of any arrangements required for the storage and management of domestic waste:

Waste storage provision is site towards the rear of the property in line with the existing arrangements associated with the commercial unit. Waste associated with the residential unit be stored separately for ease of access by future occupants.

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of any contamination risks and how these will be mitigated:

The existing property is a commercial retail unit in a High Street location, as such, it is not considered that there are any contamination risks associated with the site.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3 (Check online: <https://flood-map-for-planning.service.gov.uk/>); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

The property is located in Flood Zone 1, as such, it is not considered to be at risk of flooding.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated:

The application site forms part of a primary retail parade in which several properties feature commercial provision on the ground floor and residential use on the upper storeys.

There are no Nightclub or similar provisions in close proximity to the site that will cause harmful impact to the acoustic privacy that future residents will benefit from.

6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required.

If sufficient information is not provided the Local Authority can either request it, or refuse the application.

All sections of this application completed in full, dated and signed.	<input checked="" type="checkbox"/>	A plan indicating the site and showing the proposed development.	<input checked="" type="checkbox"/>
The correct fee	<input checked="" type="checkbox"/>	A site specific flood risk assessment <i>(if required as per the flood risk details of question 5)</i>	<input type="checkbox"/>
Floor plans indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses	<input checked="" type="checkbox"/>	All plans should be drawn to an identified scale and show the direction of North. Plans can be bought from the Planning Portal's accredited supplier: https://www.planningportal.co.uk/buyaplanningmap	

7. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form 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 - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code: National number: Extension:

<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------

Country code: Mobile number (optional):

<input type="text"/>	<input type="text"/>
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Country code: Fax number (optional):

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Email address:

9. Agent Contact Details

Telephone numbers

Country code: National number: Extension:

<input type="text"/>	<input type="text" value="0208 202 996"/>	<input type="text"/>
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Country code: Mobile number (optional):

<input type="text"/>	<input type="text"/>
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Country code: Fax number (optional):

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Email address:



Our Ref: [REDACTED]

Your Ref: 22/35778/POTH

Date: 26 April 2022

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Please reply to:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

TOWN AND COUNTRY PLANNING ACT 1990

FIRE AND RESCUE SERVICES ACT 2004

Edinburgh Woolen Mill 29 Gaolgate Street Stafford ST16 2NT

Planning Application Number 22/35778/POTH

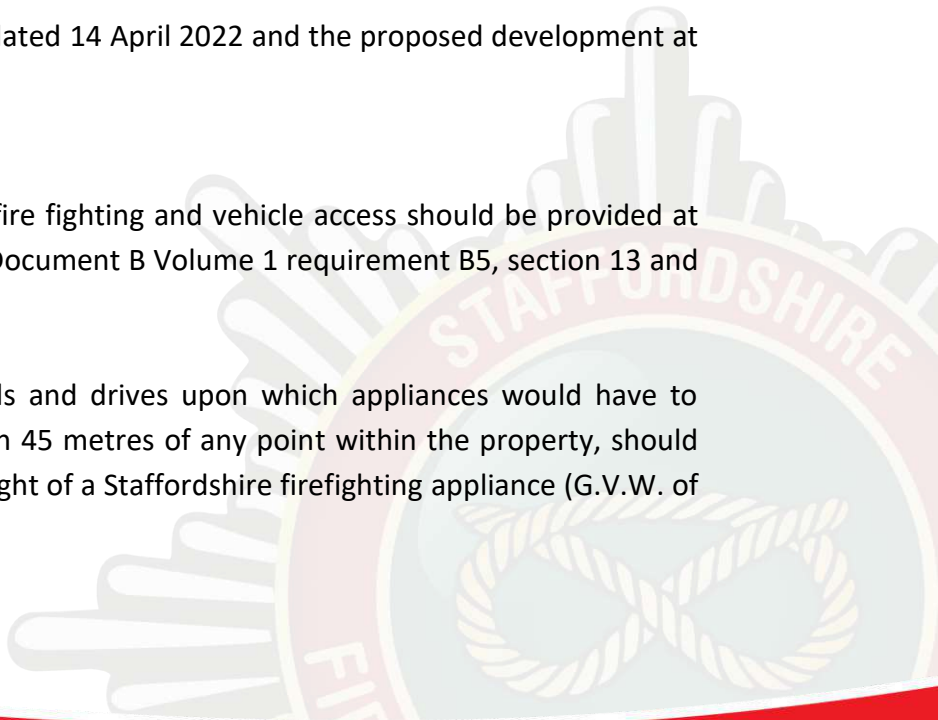
Proposal Change of use from retail to residential (Class C3) of the upper floor currently in ancillary use to the ground floor retail unit.

I refer to the planning application dated 14 April 2022 and the proposed development at the above address.

VEHICLE ACCESS

Appropriate supplies of water for fire fighting and vehicle access should be provided at the site, as indicated in Approved Document B Volume 1 requirement B5, section 13 and section 14.

I would remind you that the roads and drives upon which appliances would have to travel in order to proceed to within 45 metres of any point within the property, should be capable of withstanding the weight of a Staffordshire firefighting appliance (G.V.W. of 17800 Kg).





Staffordshire
Fire and Rescue Service
preventing • protecting • responding

AUTOMATIC WATER SUPPRESSION SYSTEMS (SPRINKLERS)

I wish to draw to your attention Staffordshire Fire and Rescue Service's stance regarding sprinklers.

DOMESTIC SPRINKLERS

In the interest of preventing deaths and injuries from fires within domestic dwellings Staffordshire Fire and Rescue Service strongly recommend the provision of a sprinkler system to a relevant standard.

Early consultation with the Fire Service when designing buildings which incorporate sprinklers may have a significant impact on reducing fire deaths and injuries in domestic premises and financial implications for all stakeholders.

Further information can be found at www.bafsa.org.uk - the website of the British Automatic Fire Sprinklers Association Ltd.

If you require any further advice or assistance regarding the above please do not hesitate to contact me.

Yours sincerely,

[Redacted signature]

[Redacted name]

Fire Safety Officer



STAFFORD BOROUGH COUNCIL
MEMORANDUM

From: Suzanne Wild

To: Planning Services

F.A.O:

MyRef:
301278

Your Ref

Contact:

APPLICATION NUMBER - 22/35778/POTH

Consultation: Regulatory Services

Regulatory Services Group

The following general conditions are recommended in order to safeguard any nearby residential occupiers from undue disturbance during development:

1. GENERAL CONDITIONS

- All site works and construction shall be restricted to the following days and times:
Monday to Friday: 08:00 – 18:00
Saturday: 08:00 – 14:00
Works shall not be undertaken on a Sunday or a public holiday.
- Deliveries to the site shall only take place between the hours of
Monday to Friday: 08:00 – 18:00
Saturday: 08:00 – 14:00
No deliveries shall be made on a Sunday or a public holiday.

2. NOISE ASSESSMENT: The proposed residential development is located close to a number of noise sources (retail premises below, Bus station, Bars, A34), which have the potential to cause noise disturbance to residence at the proposed development.

- Prior to the commencement of the development a noise assessment is therefore required to be submitted and approved, which includes an assessment of noise impacts, and description of any proposed mitigation measures to be incorporated into the construction of the development, shall be submitted to the Local Planning Authority for prior approval. Thereafter, the approved details shall be implemented in full prior to the development becoming occupied and shall be permanently maintained in full accordance with the approved details.

3. WASTE STORAGE

Ensure that there are sufficient refuse and recycling bin storage facilities and that these are easily accessible by the Collection Services.

4. LIGHTING

Lighting to external areas should be of a design and positioned not to cause a light nuisance to any neighbouring properties. Glare from any lighting must be kept to a minimum. If floodlighting is to be used, a full report is to be submitted to this Service for review prior to planning approval.



PLANNING STATEMENT

<p>Prior Approval for the Change of Use of the 1st Floor from Commercial (Use Class E) to Residential (Use Class C3)</p>
<p>29 Gaolgate Street, Stafford ST16 2NT</p>

1. Introduction

- 1.1 UPP Architects and Town Planners have been instructed by the applicant to prepare and submit a request to the Local Authority for Prior Approval at the site known as 29 Gaolgate Street, Stafford ST16 2NT. This planning statement should be read in conjunction with the associated architectural plans (existing and proposed).
- 1.2 This application seeks Prior Approval under Schedule 2, Part 3, Class G of the General Permitted Development Order (GPDO) to convert the existing 1st floor commercial space (Use Class E) to form one self-contained residential unit. The proposed development will involve minor works to the internal layout of the associated premises.
- 1.3 This document provides details of the proposed scheme and will demonstrate that the proposal complies with the relevant 'Schedule 2, Part 3, Class G' GPDO legislation.

2. The Site and Surroundings

- 2.1 The application site is located on the eastern side of Gaolgate Street in the Town Centre part of Stafford. The site sits mid-terrace and forms part of a wider parade generally providing commercial, business, or service premises at ground floor level.
- 2.2 The subject site, known as no. 29 Gaolgate Street, exists as a 2-storey property with a flat roof. The façade of the ground floor of the property is characterised by full width display windows. The ground floor façade is wood with fine detailing on the concrete columns sited on the flanks of the facade. At the first-floor level, the facade is characterised by a more modern ceramic tile finish windows at first floor level are sited in a metal casement.
- 2.3 The subject site consists of one ground floor retail unit (Class E) situated on the ground floor, which features a large display window. There is additional, but vacant, commercial (Class E) floor space on the first floor which has historically been used as ancillary space in support of the ground floor use.



Figure 1. The Application Site

2.4 The surrounding area comprises a mix of residential, retail, commercial and leisure uses. Much like the application site, the wider parade and Gaolgate Street is predominately typified by ground floor commercial space and a mix of ancillary or separate commercial space and/or residential accommodation.

2.5 The site subject site has the following planning related designations:

- The site is located in Stafford Borough Council
- The site is located within the Stafford (Town Centre) Conservation Area.
- The site is not a listed building nor is the site located in an Area of Outstanding Natural Beauty (AONB) or located on Green Belt Land.
- The site is located within Environmental Agency Flood Zone 1 which means it at low risk of fluvial or surface water flooding.
- There are no trees located on the site and therefore no Tree Protection Orders (TPO's) in place.
- The site is located within a town centre and primary shopping area

3. Relevant Planning History

Application Site History

- 3.1 95/32149/FUL | Shopfront | 29 Gaolgate Street Stafford | Approved | 18/05/1995
- 3.2 98/36880/FUL | New Timber Shopfront And Internal Fit Out Of Existing Unit | 29 Gaolgate Street Stafford | Approved | 09/10/1998

4. The Proposal

- 4.1 This application seeks Prior Approval to convert the existing commercial (Class E) floorspace on the first floor of the property to provide one self-contained residential unit. The unit will accommodate a 2b/3p residential dwelling measuring 68.36sq.m. The flat is provided with a large dual aspect kitchen, living and dining area alongside a spacious shared bathroom and ensuite for the double bedroom. The bedrooms are in excess of the minimum space standards and provide a good level of accommodation with the double bedroom measuring 11.62sq.m and the single bedroom measuring 9.42sq.m.

5. Relevant Planning Policy

- 5.1 Schedule 2, Part 3, Class G (retail or betting office or pay day loan shop to mixed use) of the Town and Country Planning (General Permitted Development) Order 2015 allows for –

Development Consisting of a Change of Use of a Building:

- (a) *from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and as up to 2 flats;*
- (b) *from a use within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order, to a mixed use for any purpose within Class E (commercial, business and service) of Schedule 2 to that Order and as up to 2 flats;*
- (c) *from a use falling within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order to a mixed use falling within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order and as up to 2 flats.*
- 5.2 Development permitted by Class G is subject to the following conditions –
- (a) *some or all of the parts of the building used for a use within, as the case may be, article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of, or Class E of Schedule 2 to, the*

- Use Classes Order is situated on a floor below the lowest part of the building used as a flat;*
- (b) where the development consists of a change of use of any building with a display window at ground floor level, the ground floor must not be used in whole or in part as a flat;*
- (c) a flat must not be used otherwise than as a dwelling (whether or not as a sole or main residence)—*
- (i) by a single person or by people living together as a family, or*
 - (ii) by not more than 6 residents living together as a single household (including a household where care is provided for residents)*
- (d) before beginning development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to —*
- (i) contamination risks in relation to the building;*
 - (ii) flooding risks in relation to the building;*
 - (iii) impacts of noise from commercial premises on the intended occupiers of the development;*
 - (iv) the provision of adequate natural light in all habitable rooms of the dwelling houses;*
 - (v) arrangements required for the storage and management of domestic waste.*

6. Policy Assessment

Compliance with Class G (paragraphs A,B,C of Schedule 2, Part 3, Class G)

- 6.1 The proposed development involves the conversion of the existing first floor commercial space (Class E) to provide one self-contained residential unit. In compliance with provision G.1, paragraph (a), the ground floor of the premises will remain in use as a Class E space and will, as a result of the development, be situated on the floor below the lowest part of the building used as a flat.
- 6.2 Furthermore, in compliance with paragraph (B), as the existing ground floor premises feature a display window, no part of the ground floor will be used in part or in whole as a residential flat.
- 6.3 The proposed residential accommodation will be used either by a single occupant or people living together as a family.

Relevant Considerations (paragraph D of Schedule 2, Part 3, Class G)

Contamination Risks in Relation to the Building

- 6.4 The existing building is currently in commercial use and is not associated with any contamination risk. The surrounding area, which is situated within a Town Centre and Primary Retail Parade, also does not have any uses that pose a cause for concern in relation to contamination.
- 6.5 The proposed development will involve minor internal alteration to the first floor of the existing building. The proposed development will not involve the breaking of any hardstanding.
- 6.6 Therefore, it is considered that there is no concern in relation to contamination risk.

Flooding Risks in Relation to the Building

- 6.7 The application site is located within an Environmental Agency Flood Zone 1 area. Subsequently, the site is at a very low risk of fluvial and surface water flooding.
- 6.8 The proposed residential accommodation is located on the first floor of the property. Therefore, it is considered that there should be no concern in relation to flooding risk.

Impacts on Noise from Commercial Premises on the Intended Occupiers of the Development

- 6.9 The application site forms part of a primary retail parade in which several properties feature commercial provision on the ground floor and residential use on the upper storeys.
- 6.10 There are no Nightclub or similar provisions in close proximity to the site that will cause harmful impact to the acoustic privacy that future residents will benefit from.

The Provision of Adequate Natural Light in All Habitable Rooms of the Dwellinghouses

- 6.11 In compliance with the Class G legislation, the proposed development has used the windows that the existing property benefits from to ensure that all habitable rooms receive adequate natural light.
- 6.12 Each habitable space (including bedrooms and kitchen/living/dining areas) benefits from a minimum of at least one window opening. The proposed floor plans are provided with window height and width dimensions in order to demonstrate that openings are adequate to provide the required level of natural daylight.

6.13 Therefore, it is considered that there should be no concern in relation to adequate natural light.

Arrangements Required for the Storage and Management of Domestic Waste

6.14 The unit will have designated refuse storage facilities sited towards the rear of the property in keeping with the existing collection arrangements associated with the commercial unit at ground floor level. This will be stored in a designated area for the residential unit.

6.15 Access to the rear recycling and refuse storage is achieved through the right of way towards the side of the property as outlined in the accompanying architectural plans and elevations.

6.16 As only 1 unit is proposed, there will be minimal impact on the surrounding area.

6.17 It is considered that there should be no concern in relation to the storage and management of domestic waste.

7. Conclusion

7.1 It has been demonstrated that the proposal meets the eligibility requirements of Schedule 2, Part 3, Class G of the GPDO (paragraphs A, B & C). Furthermore, this statement and the associated architectural plans demonstrate that the proposal meets the requirements of this legislation in terms of contamination risks, flooding risks, noise from commercial users, the provision of adequate natural light for the proposed dwellings, and domestic waste arrangements.

7.2 Subsequently, it is respectfully requested that the Local Authority certify that their Prior Approval is not required.



Key
 --- Boundary Line
 - - - Demolished

Schedule of Areas

Total Site Area	300.87 s.q.m.
Existing Residential	247.83 s.q.m.
Existing Non-Residential	0.00 s.q.m.
Residential area lost by change of use or demolition	0.00 s.q.m.
Non Residential area lost by change of use or demolition	0.00 s.q.m.
Proposed Residential	0.00 s.q.m.
Proposed Non-Residential	0.00 s.q.m.
Net additional area	0.00 s.q.m.

Rev No.	Date	Description
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Notes:
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Dwg No 029GA-A-01-001 Drawn UPP

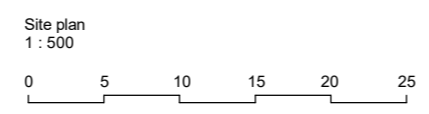
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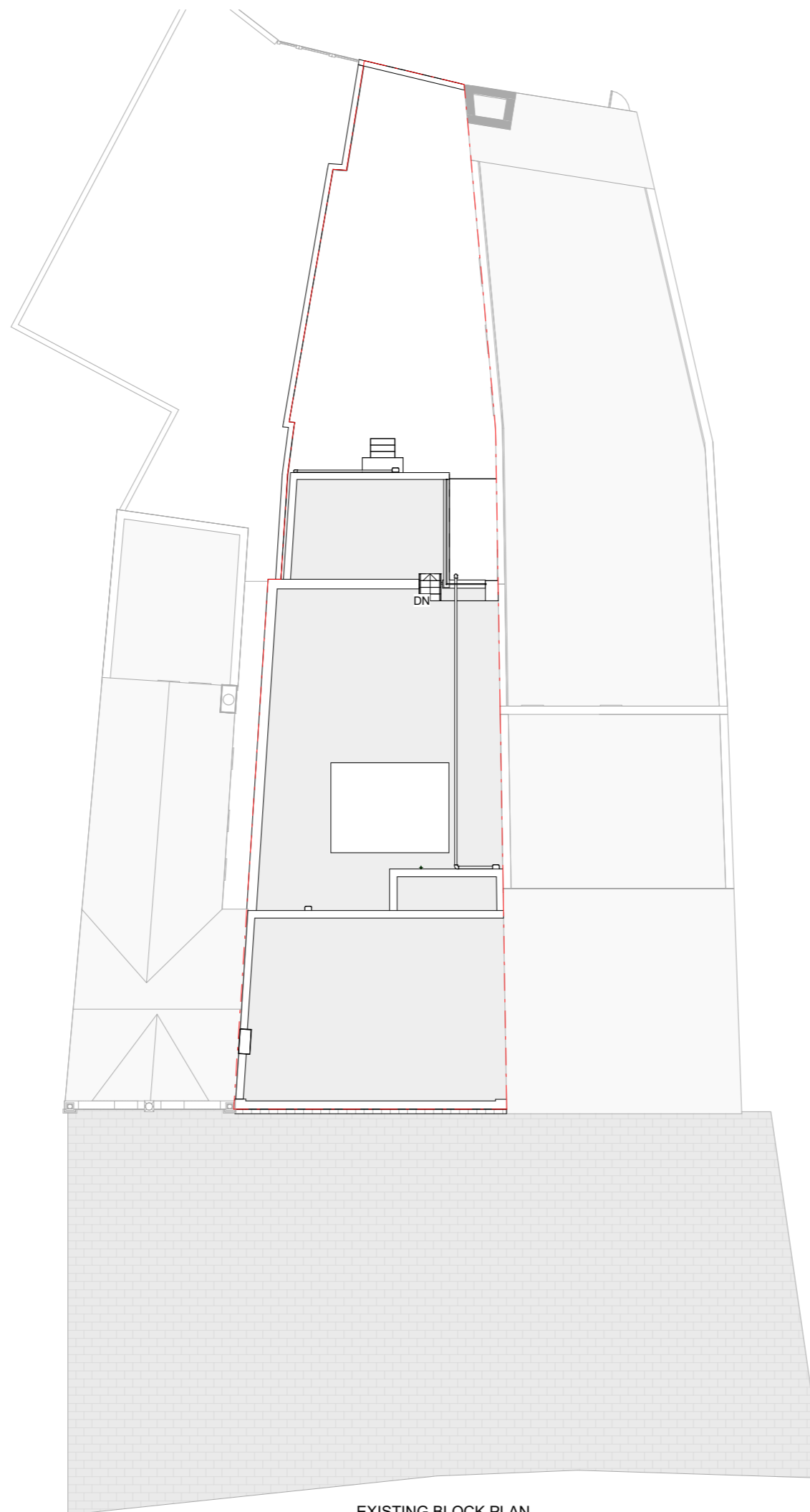
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Project Address
 29 Gaolgate Street, Stafford ST16 2NT

Client Rodcliffe Ltd (Roni Moore) Status For Planning





EXISTING BLOCK PLAN

Key

- Boundary Line
- Demolished

Rev No.	Date	Description
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Dwg No	Drawn
029GA-A-01-002	UPP

Drawing	Checked
Block plans	UPP

Scale	Issue Date
1 : 200 @ A3	07.01.2022



Project Address
29 Gaolgate Street, Stafford ST16 2NT

Client	Status
Rodcliffe Ltd (Roni Moore)	For Planning

Key

— — — — — Boundary Line

- - - - - Demolished



Rev No.	Date	Description
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Dwg No	029GA-A-02-001	Drawn	UPP
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Drawing	Existing Front Visualization	Checked	UPP
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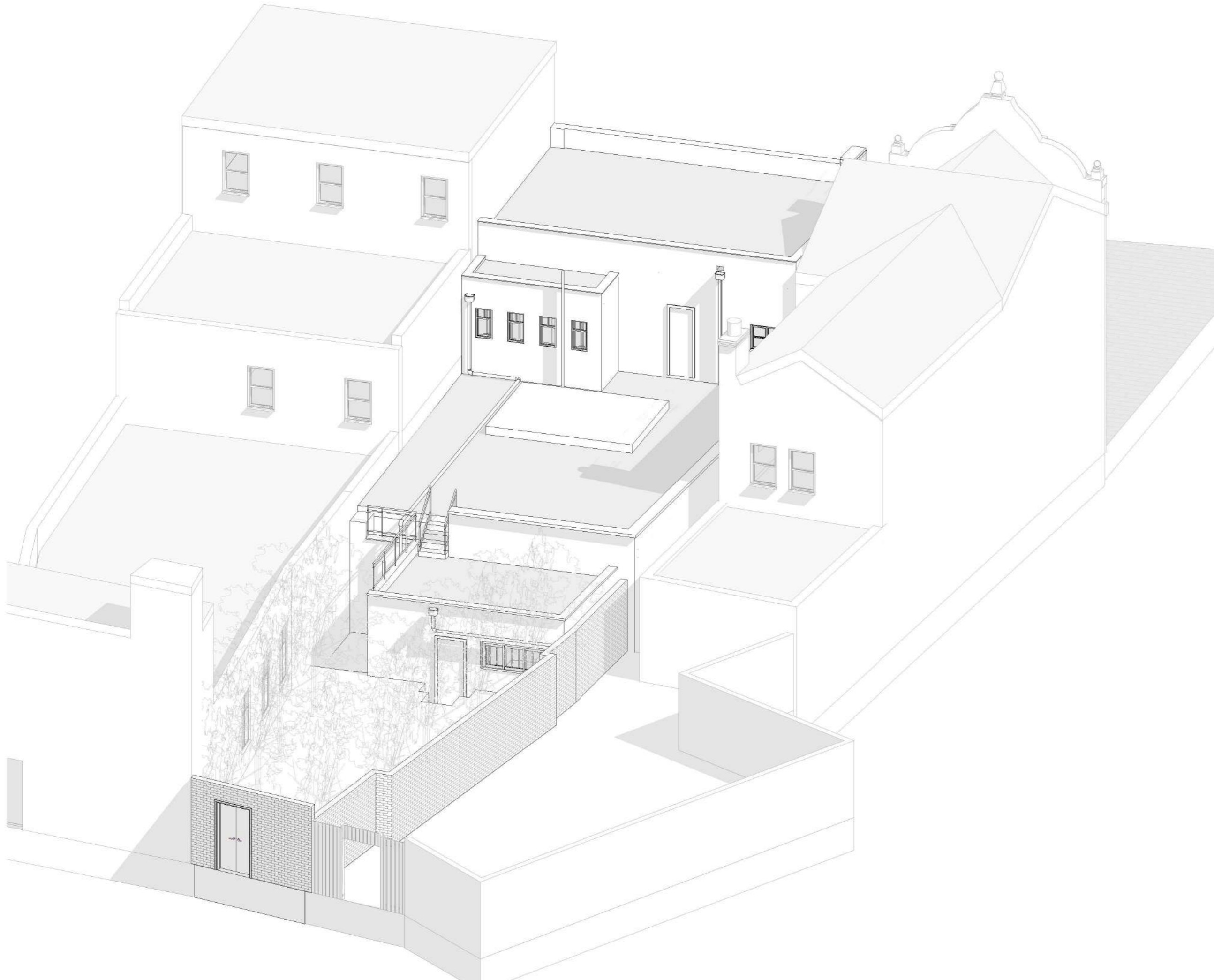
Scale	@ A3	Issue Date	07.01.2022
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Project Address
29 Gaolgate Street, Stafford ST16 2NT

Client	Rodcliffe Ltd (Roni Moore)	Status	For Planning
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0208 202 9996
Atrium, Stables Market, Chalk
Farm Road, London, NW1 8AH





Key
 - - - - - Boundary Line
 - - - - - Demolished

Rev No.	Date	Description
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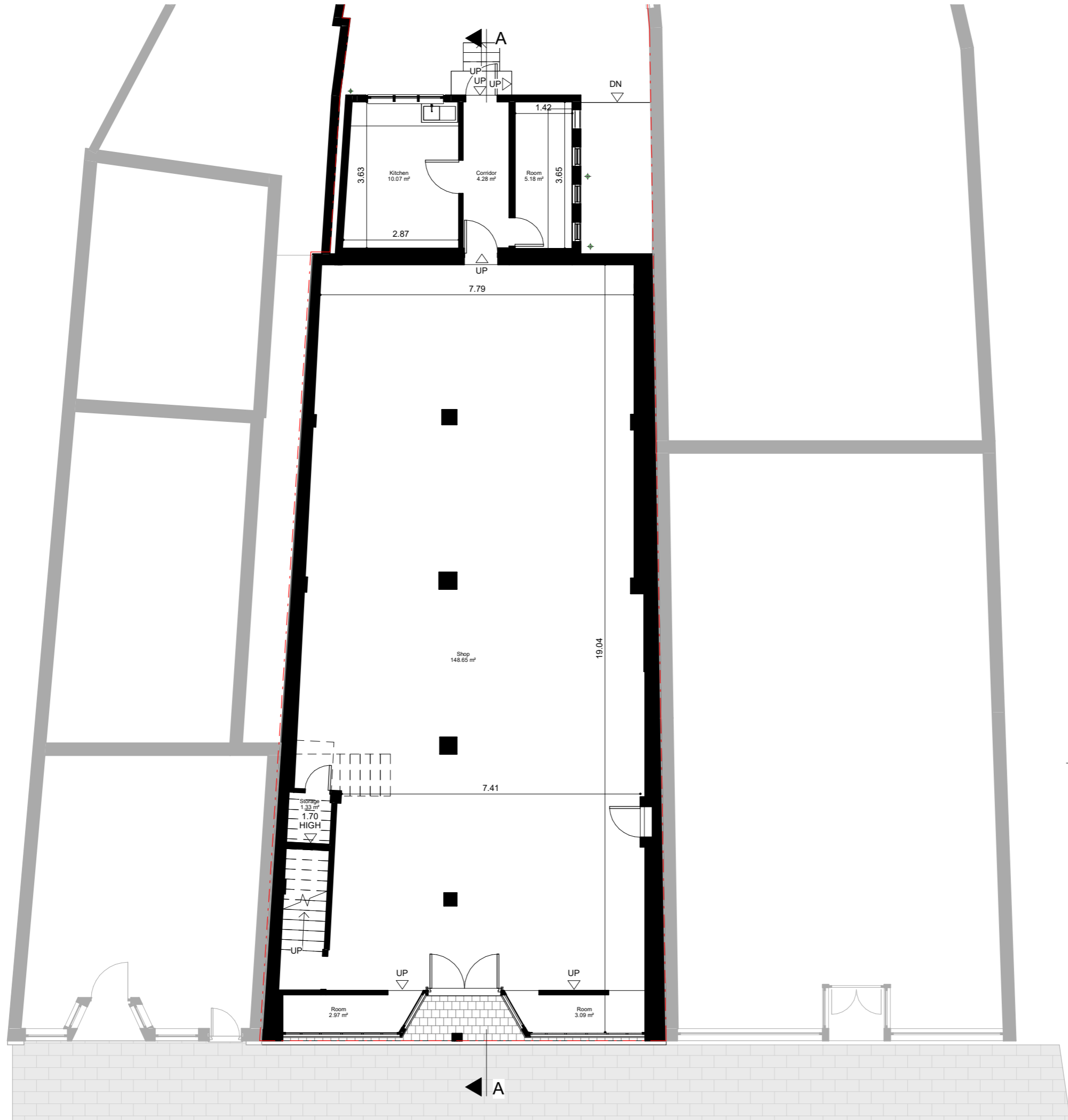
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Drawing	Existing Rear Visualization	Checked	UPP
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Scale	@ A3	Issue Date	07.01.2022
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Project Address
 29 Gaolgate Street, Stafford ST16 2NT

Client	Rodcliffe Ltd (Roni Moore)	Status	For Planning
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Key
 - - - Boundary Line
 - - - Demolished

Rev No.	Date	Description
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Dwg No 029GA-A-03-001	Drawn UPP
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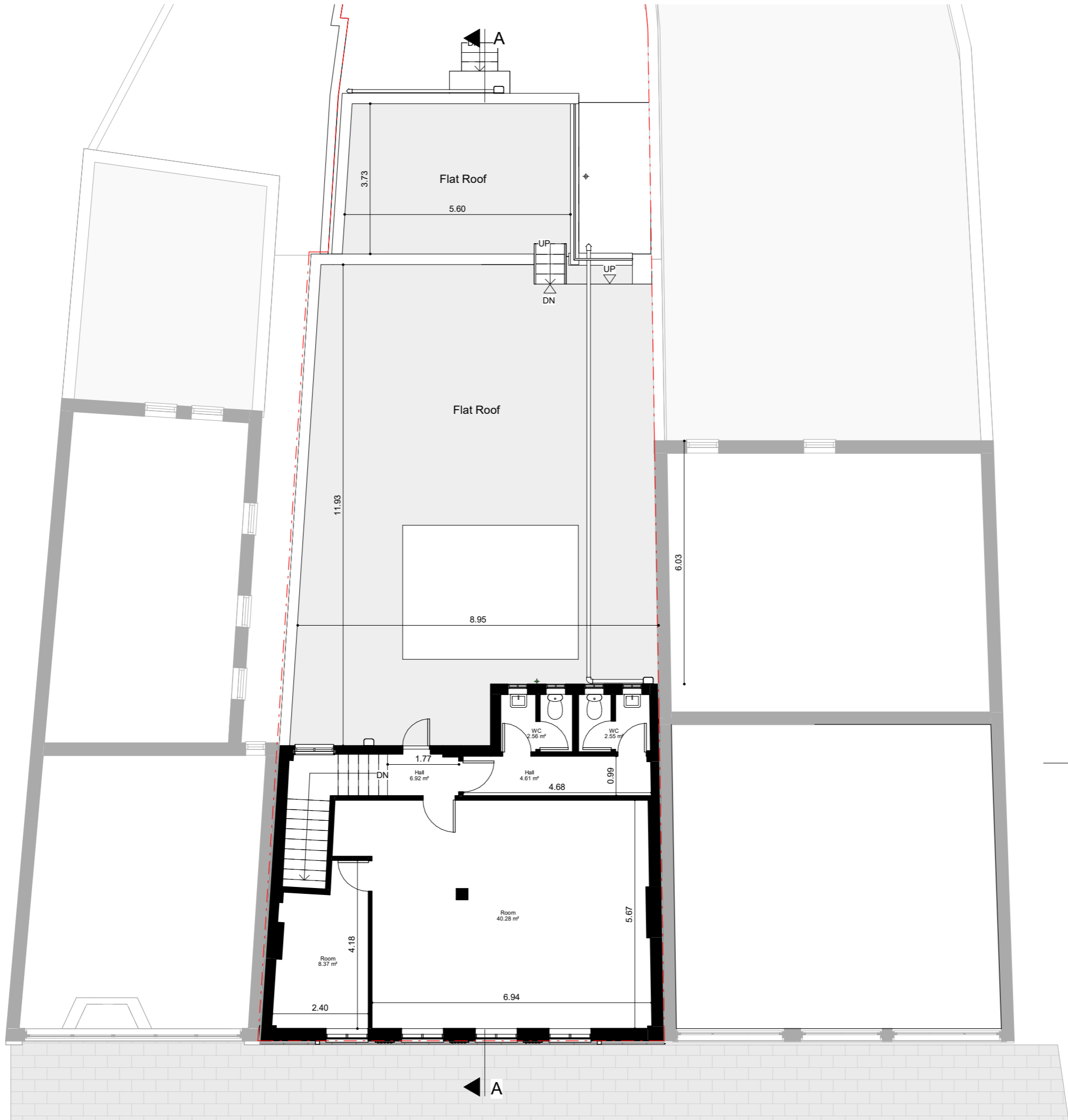
Drawing Existing Ground Floor Plan	Checked UPP
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Scale 1 : 100 @ A3	Issue Date 07.01.2022
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Project Address
 29 Gaolgate Street, Stafford ST16 2NT

Client Rodcliffe Ltd (Roni Moore)	Status For Planning
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Key
 - - - - - Boundary Line
 - - - - - Demolished

Rev No.	Date	Description
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Dwg No 029GA-A-03-002
 Drawn UPP

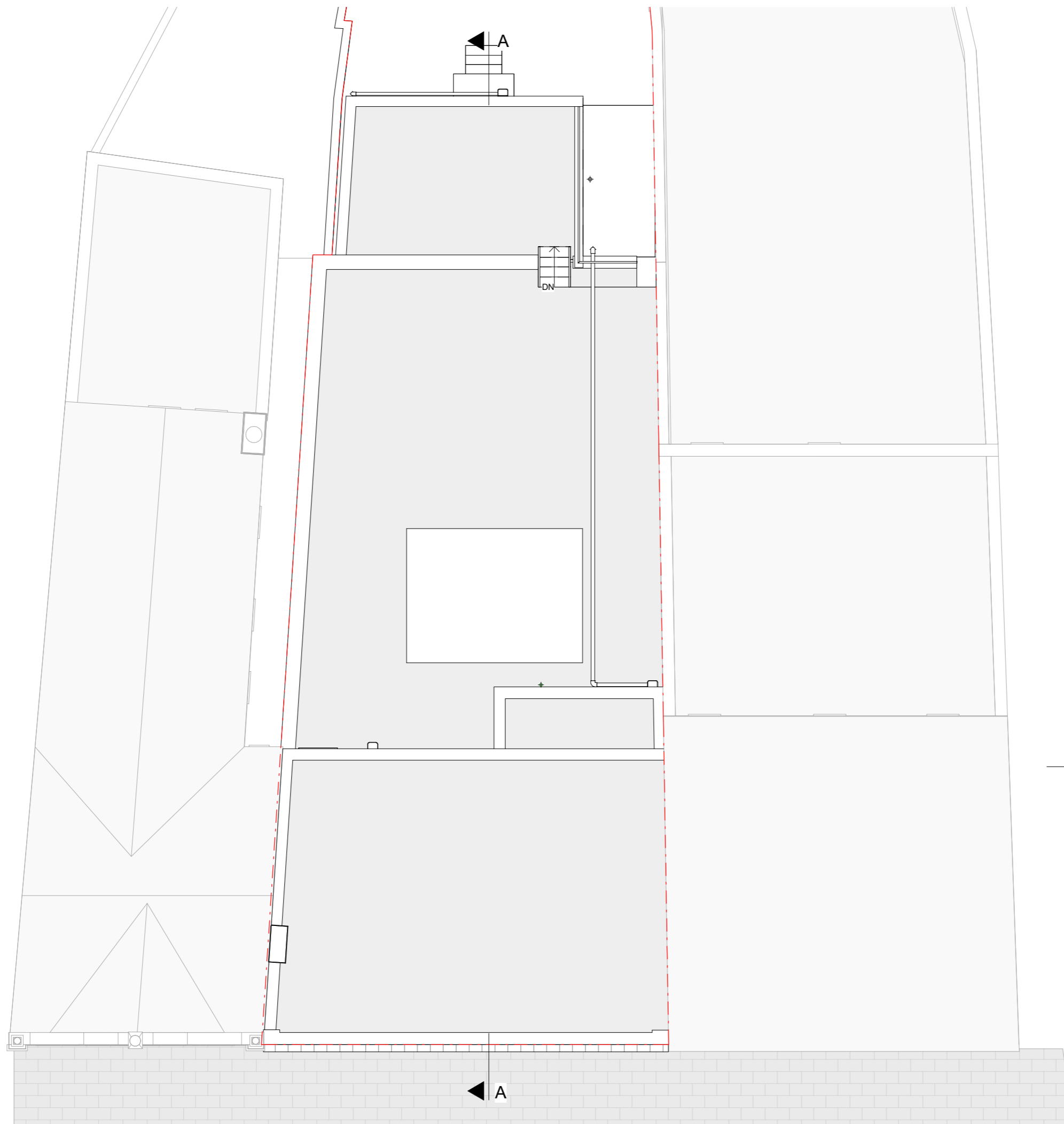
Drawing Existing First Floor Plan
 Checked UPP

Scale 1 : 100 @ A3
 Issue Date 07.01.2022



Project Address
 29 Gaolgate Street, Stafford ST16 2NT

Client Rodcliffe Ltd (Roni Moore)
 Status For Planning



Key

--- Boundary Line

- - - Demolished

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B

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B

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A

Rev No.	Date	Description
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Dwg No	029GA-A-03-003	Drawn	UPP
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Drawing	Existing Roof Plan	Checked	UPP
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Scale	1 : 100 @ A3	Issue Date	07.01.2022
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Project Address

29 Gaolgate Street, Stafford ST16 2NT

Client	Rodcliffe Ltd (Roni Moore)	Status	For Planning
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 Farm Road, London, NW1 8AH



Key

- — — Boundary Line
- - - - - Demolished



7.36 ▼ 03 - ROOF

3.87 ▼ 02 - FIRST FLOOR

0.00 ▼ 01 - GROUND FLOOR

Rev No.	Date	Description
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Notes:

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Dwg No	Drawn
029GA-A-05-001	UPP

Drawing	Checked
Existing Section A-A'	UPP

Scale	Issue Date
1 : 100 @ A3	07.01.2022

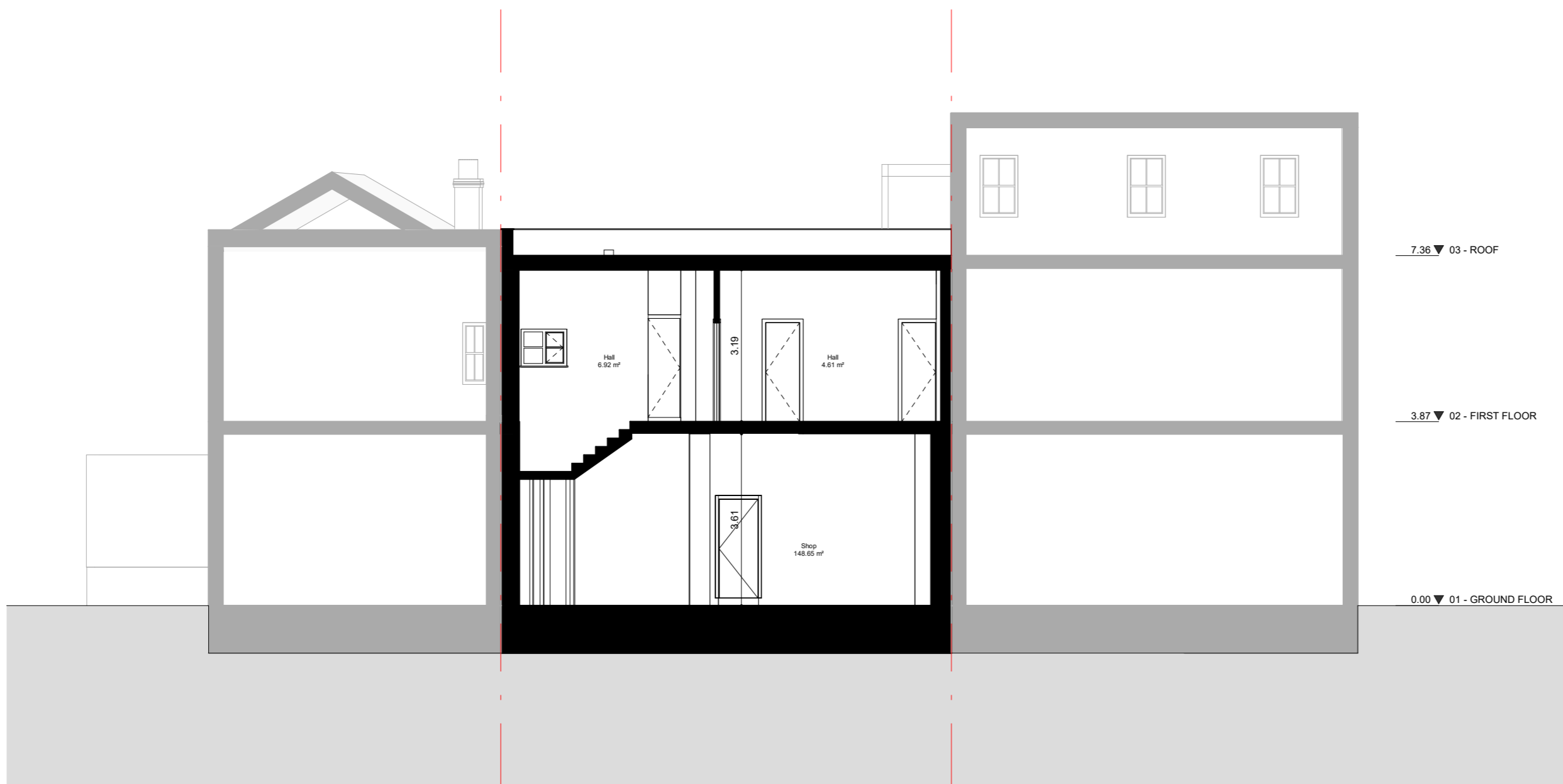


Project Address
29 Gaolgate Street, Stafford ST16 2NT

Client	Status
Rodcliffe Ltd (Roni Moore)	For Planning

Key

- - - Boundary Line
- - - - - Demolished



7.36 ▼ 03 - ROOF

3.87 ▼ 02 - FIRST FLOOR

0.00 ▼ 01 - GROUND FLOOR

Rev No.	Date	Description
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Dwg No	Drawn
029GA-A-05-002	UPP

Drawing	Checked
Existing Section B-B'	UPP

Scale	Issue Date
1 : 100 @ A3	07.01.2022



Project Address
29 Gaolgate Street, Stafford ST16 2NT

Client	Status
Rodcliffe Ltd (Roni Moore)	For Planning

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Farm Road, London, NW1 8AH



Key

- · — · — · — Boundary Line
- - - - - Demolished



Rev No.	Date	Description
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Dwg No	Drawn
029GA-A-06-001	UPP

Drawing	Checked
Existing West Elevation	UPP

Scale	Issue Date
1 : 100 @ A3	07.01.2022



Project Address
29 Gaolgate Street, Stafford ST16 2NT

Client	Status
Rodcliffe Ltd (Roni Moore)	For Planning

www.upp-planning.co.uk
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0208 202 9996
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Farm Road, London, NW1 8AH



Key

- · — · — · Boundary Line
- - - - - Demolished



7.36 ▼ 03 - ROOF

3.87 ▼ 02 - FIRST FLOOR

0.00 ▼ 01 - GROUND FLOOR

Rev No.	Date	Description
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Dwg No	029GA-A-06-002	Drawn	UPP
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Drawing	Existing East Elevation	Checked	UPP
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Scale	1 : 100 @ A3	Issue Date	07.01.2022
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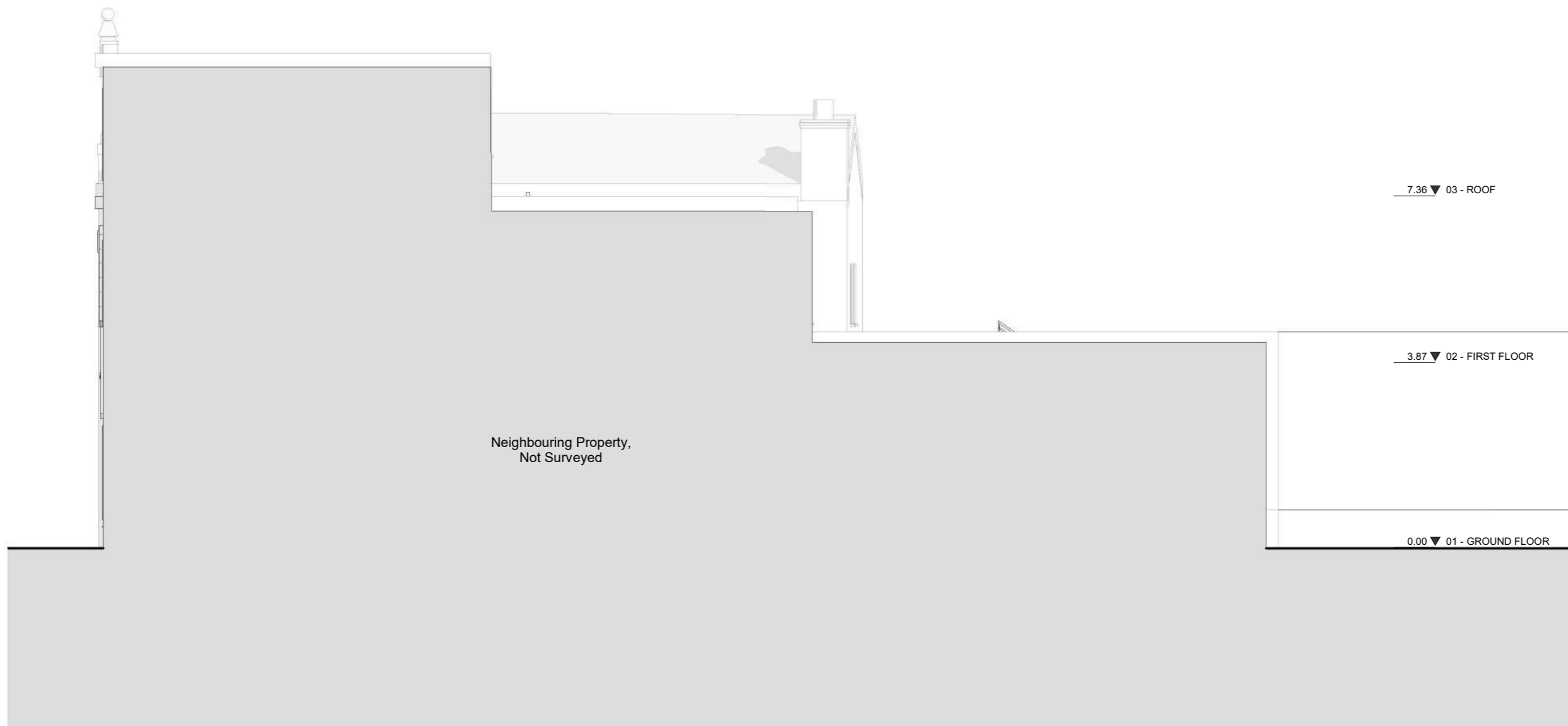
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Project Address
29 Gaolgate Street, Stafford ST16 2NT

Client	Rodcliffe Ltd (Roni Moore)	Status	For Planning
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Key

- — — — — Boundary Line
- - - - - Demolished



7.36 ▼ 03 - ROOF

3.87 ▼ 02 - FIRST FLOOR

0.00 ▼ 01 - GROUND FLOOR

Neighbouring Property,
Not Surveyed

Rev No.	Date	Description
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Notes:

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Dwg No	Drawn
029GA-A-06-003	UPP

Drawing	Checked
Existing North Elevation	UPP

Scale	Issue Date
1 : 100 @ A3	07.01.2022

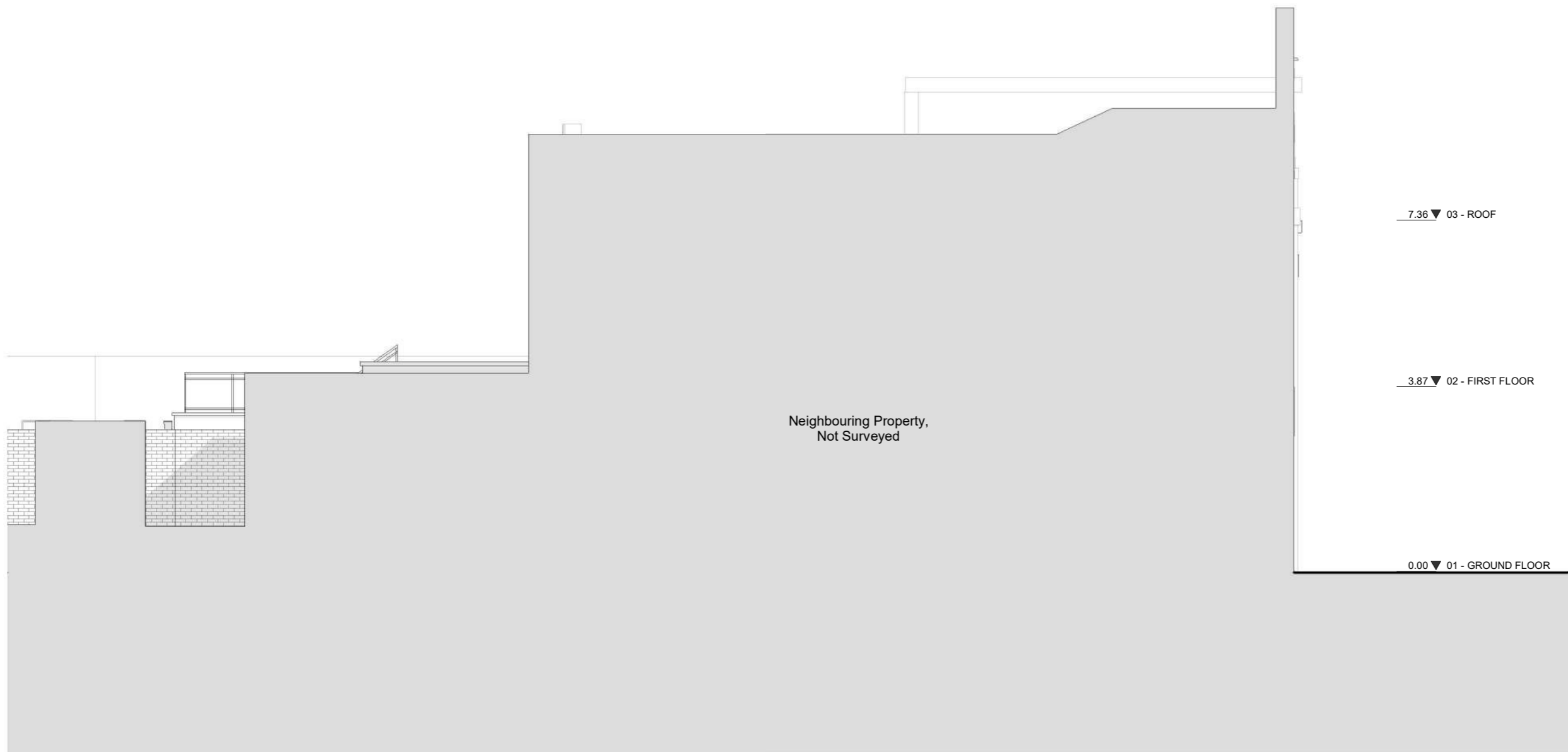
0 5m

Project Address
29 Gaolgate Street, Stafford ST16 2NT

Client	Status
Rodcliffe Ltd (Roni Moore)	For Planning

Key

- Boundary Line
- Demolished



Neighbouring Property,
Not Surveyed

7.36 ▼ 03 - ROOF

3.87 ▼ 02 - FIRST FLOOR

0.00 ▼ 01 - GROUND FLOOR

Rev No.	Date	Description
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Notes:

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Dwg No	Drawn
029GA-A-06-004	UPP

Drawing	Checked
Existing South Elevation	UPP

Scale	Issue Date
1 : 100 @ A3	07.01.2022



Project Address
29 Gaolgate Street, Stafford ST16 2NT

Client	Status
Rodcliffe Ltd (Roni Moore)	For Planning



Simon Lawson
Stafford Borough Council
Civic Centre
Riverside
Stafford
ST16 3AQ

Early Intervention & Prevention Unit
Ground Floor, Block 9
Staffordshire Police HQ
Weston Road
Stafford
ST18 0YY

Email: DOCO@staffordshire.police.uk

Dear Simon Lawson

Date: 9/5/22

Ref No: 22/35778/POTH

Location: 29 Gaolgate Street Stafford Staffordshire ST16 2NT

Proposal: Change of use from retail to residential (classC3) of the upper floor currently in ancillary use to the ground floor retail unit.

The proposal has been reviewed with particular reference to Police CPI's Secured by Design guidance and in accordance with the recognised principles of Crime Prevention Through Environmental Design.

The following comments should be considered in the light of the following:

- Under the heading Promoting Safe and Healthy Communities, Para 91(b) of the NPPF states "Planning policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion."
- Under the heading Achieving Well-Designed Places, Para 127(f) of the NPPF states "Planning policies and decisions should ensure that developments create places that are safe ... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."
- Under the heading Planning Should Address Crime Prevention, Design Para 10 of the NPPG states "Designing out crime and designing in community safety should be central to the planning and delivery of new development";
- Stafford Borough Council guidance in Policy N1 Design: Require the design and layout of new development to be safe, secure and crime resistant, by the inclusion of measures to address crime and disorder through environmental design and meet "Secured by Design" Standards; Paragraph 12.8 of the local plan states developers should ensure that 'Secure by Design' principles are incorporated within all development schemes;
- The statutory obligation placed on local authorities to do all they reasonably can to prevent crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998;

This application refers to a prior approval for a change of use of a first-floor retail unit to a residential flat.

Whilst I have no objections this Application, it is important that I take this opportunity to ensure the design includes measures to the reduce opportunities for crime and incorporating a high level of physical security, as well as safe access to the flat.

Kully Tanda
Designing Out Crime Officer
Staffordshire Police

Appendix 3 **Template Section 111 Agreement (subject to planning consent or permitted development)**

Please sign and return 2 copies of this agreement to the address specified below. You should refer to the guidance notes online. Incorrect or missing information may delay the determination of your application

Stafford Borough Council

Cannock Chase Special Area of Conservation Contribution.

Section 111 Local Government Act 1972 and the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements under the Conservation of Habitats and Species Regulations 2017

To: Stafford Borough Council
 Planning Department (Development Management)
 Civic Centre
 Riverside
 Stafford
 ST16 3AQ

Application Reference Number:	22/35778/POTH
Development Site (address):	29 Gaolgate Street, Stafford ST16 2NT
Development Description:	Change of use from retail to residential (classC3) of the upper floor currently in ancillary use to the ground floor retail unit.
Please confirm who you are:	Applicant
Applicant, Owner or Other Interest (please state if Other Interest):	
Your Name:	██████████
Address (if different from Development Site address above):	████████████████████

The Council (Stafford Borough Council) is the Local Planning Authority for the area in which the Development Site is situated.

I have applied to the Council for planning permission for the Development at the Development Site and I have submitted a Cannock Chase Special Area of Conservation Contribution to Stafford Borough Council by card / BACS for the total amount of:

£	290.58 + 39.25
Equivalent to number of new dwellings (insert number):	1

towards the cost of measures to mitigate the impact of the Development on the European Site as defined in the Cannock Chase Special Area of Conservation Memorandum of Understanding dated April 2022 and associated published evidence.

“Cannock Chase Special Area of Conservation Contribution” means a sum per new dwelling for sites within the 15 km Zone of Influence in accordance with the Cannock Chase Special Area of Conservation Memorandum of Understanding and the Conservation of Habitats and Species Regulations 2017 (as amended). The figure will be Index Linked in line with the All Items Group (Item reference CHAW) of the Retail Prices Index published by HM Government Office for National Statistics. Please click on the web-page link below for the current ‘Set Developer Contribution Fee’ together with further information:

[Cannock Chase Special Area of Conservation \(SAC\) | Stafford Borough Council \(staffordbc.gov.uk\)](http://staffordbc.gov.uk)

I am making the attached payment to Stafford Borough Council to address the requirements of the Cannock Chase Special Area of Conservation Memorandum of Understanding and the Conservation of Habitats and Species Regulations 2017 (as amended). The Cannock Chase Special Area of Conservation Contribution has been paid to the Council for the defined purposes to be held by the Council and used solely for those purposes within 10 years of the Development being commenced.

I hereby acknowledge and agree that:

1. I have paid the Cannock Chase Special Area of Conservation Contribution online / by telephone, and the contribution has been received by Stafford Borough Council with

Transaction / receipt number	Bank Transfer 22/35778/POTH
------------------------------	-----------------------------

2. I have read the Council’s Cannock Chase Special Area of Conservation Memorandum of Understanding 2022 and I am making this payment as a contribution to mitigate the likely impacts of the development when considered alone or in combination with other plans and projects.
3. I have been informed of the opportunity to complete a unilateral planning obligation (in accordance with Section 106, Town and Country Planning Act 1990) undertaking to make the habitats mitigation contribution when development commences and I have chosen to make direct payment as an expeditious alternative to relying on such a unilateral planning obligation.
4. No refund of this Cannock Chase Special Area of Conservation contribution will be made unless the application: (i) does not receive approval, or (ii) is withdrawn; or (iii)

in the event the Development has not been commenced and planning permission is no longer capable of being implemented.

5. In respect of any refund (including where an application is withdrawn) I further acknowledge that:
- a. No interest will accrue to be refunded
 - b. No refund will be made until the period for appeal has passed or an appeal has been dismissed or six months has elapsed since the date of withdrawal
 - c. If an appeal against refusal is made and is allowed by the Planning Inspectorate no refund will be made
 - d. If the planning permission is varied by a section 73 application or amended, then the contribution may be used to cover the Cannock Chase Special Area of Conservation Contribution due for that application.

Please pay your contribution by BACS to the following details:

Bank	Barclays Bank Plc, Market Square, Stafford ST16 2BE
Account name	Stafford Borough Council
Account number	10841706
Sort Code	20-81-18
IBAN	GB52 BARC 2081 18 10 84 17 06
Bank ID Code (Swift code)	
VAT reg number	
Please use payment reference	CCSAC/SBC/[insert your application reference number]

If you have any queries regarding your payment please contact the Council's Financial Services team by email to Finman@cannockchasedc.gov.uk (shared service) or by telephone on 01785 619000

Or alternatively you can make a payment over the telephone by ringing Stafford Borough Council's telephone number on 01785 619000

Signature of applicant: 

Full name of applicant: 

Date: 26/07/2023

C/O UPP Architects And Town
Planners
FAO Mr J Stroud
Atrium
The Stable Market
Chalk Farm Road
Camden
NW1 8AH

Date Registered 31 March 2022

Decision Date 1 August 2023

Issue Date 1 August 2023

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (ENGLAND) ORDER 2015

SCHEDULE 2, PART 3, CLASS G

NOTICE OF PRIOR APPROVAL

Application No: 22/35778/POTH
Proposed Development Change of use from retail to residential (classC3) of the upper floor currently in ancillary use to the ground floor retail unit.
Location 29 Gaolgate Street Stafford Staffordshire
O. S. Reference: 392138 323451

Stafford Borough Council, in pursuance of powers under the above mentioned Act hereby grants prior approval for the above development in accordance with the accompanying plans and subject to the following conditions :-

1. The development for which prior approval is hereby granted must be begun not later than the expiration of three years beginning with the date on which prior approval is granted.
2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-

029GA-A-03-102
029GA-A-01-002
029GA-A-01-001
029GA-A-03-106
029GA-A-05-102
029GA-A-05-101
029GA-A-06-102

C/O UPP Architects And Town
Planners
FAO Mr J Stroud
Atrium
The Stable Market
Chalk Farm Road
Camden
NW1 8AH

Date Registered 31 March 2022
Decision Date 1 August 2023
Issue Date 1 August 2023

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (ENGLAND) ORDER 2015

SCHEDULE 2, PART 3, CLASS G

NOTICE OF PRIOR APPROVAL

029GA-A-06-101
029GA-A-06-103
029GA-A-06-104

3. Prior to commencement of development a noise assessment shall be submitted to and approved in writing with the Local Planning Authority. This shall include an assessment of noise impacts, and a description of any proposed mitigation measures to be incorporated into the construction of the development. Thereafter, the approved details shall be implemented in full prior to the development becoming occupied and shall be permanently maintained in full accordance with the approved details.
4. All site works, construction and associated deliveries shall be restricted to the following days and times:
Monday to Friday: 08:00 - 18:00
Saturday: 08:00 - 14:00
Works shall not be undertaken on a Sunday or a public holiday.

The reasons for the Council's decision to grant prior approval for the development subject to the above condition are:-

1. The time limit condition is imposed to comply with Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
2. To define the permission.

C/O UPP Architects And Town
Planners
FAO Mr J Stroud
Atrium
The Stable Market
Chalk Farm Road
Camden
NW1 8AH

Date Registered 31 March 2022

Decision Date 1 August 2023

Issue Date 1 August 2023

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (ENGLAND) ORDER 2015

SCHEDULE 2, PART 3, CLASS G

NOTICE OF PRIOR APPROVAL

3. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance.
4. To safeguard the amenities of the area (Policy N1e of The Plan for Stafford Borough).



Head of Economic Development and Planning

Application	22/35778/POTH	Case Officer	Jonathan Pavey-Smith
Date Registered	31.03.2022	Target Decision Date Extended To	22.05.2022 N/A
Address	29 Gaolgate Street Stafford Staffordshire ST16 2NT	Ward Parish	Stafford Forebridge
Proposal	Change of use from retail to residential (class C3) of the upper floor currently in ancillary use to the ground floor retail unit.		
Applicant	UPP Architects And Town Planners		
Recommendation	Approve, subject to conditions & Cannock Chase SAC contribution		

1.0 CONTEXT

The Application Site

The application site is located on the eastern side of Gaolgate Street in the Town Centre part of Stafford. The site sits mid-terrace and forms part of a wider parade generally providing commercial, business, or service premises at ground floor level.

The subject site, known as no. 29 Gaolgate Street, exists as a 2-storey property with a flat roof. The façade of the ground floor of the property is characterised by full width display windows. The ground floor façade is wood with fine detailing on the concrete columns sited on the flanks of the facade. At the first-floor level, the facade is characterised by a more modern ceramic tile finish windows at first floor level are sited in a metal casement.

The subject site consists of one ground floor retail unit (Class E) situated on the ground floor, which features a large display window. There is additional, but vacant, commercial (Class E) floor space on the first floor which has historically been used as ancillary space in support of the ground floor use.

Proposed Development

This application seeks Prior Approval under Schedule 2, Part 3 of the General Permitted Development Order (GPDO) to convert the existing 1st floor commercial space (Use Class E) to form one self-contained residential unit. The proposed development will involve minor works to the internal layout of the associated premises.

2.0 OFFICER ASSESSMENT – KEY CONSIDERATIONS

Schedule 2, Part 3, Class G (retail or betting office or pay day loan shop to mixed use) of the Town and Country Planning (General Permitted Development) Order 2015 allows for – Development Consisting of a Change of Use of a Building:

(a) from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and as up to 2 flats;

(b) from a use within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order, to a mixed use for any purpose within Class E (commercial, business and service) of Schedule 2 to that Order and as up to 2 flats;

(c) from a use falling within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order to a mixed use falling within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order and as up to 2 flats.

Development permitted by Class G is subject to the following conditions –

(a) some or all of the parts of the building used for a use within, as the case may be, article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of, or Class E of Schedule 2 to, the Use Classes Order is situated on a floor below the lowest part of the building used as a flat;

(b) where the development consists of a change of use of any building with a display window at ground floor level, the ground floor must not be used in whole or in part as a flat;

(c) a flat must not be used otherwise than as a dwelling (whether or not as a sole or main residence)—

(i) by a single person or by people living together as a family, or

(ii) by not more than 6 residents living together as a single household (including a household where care is provided for residents)

(d) before beginning development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to

(i) contamination risks in relation to the building;

(ii) flooding risks in relation to the building;

(iii) impacts of noise from commercial premises on the intended occupiers of the development;

(iv) the provision of adequate natural light in all habitable rooms of the dwelling houses;

(v) arrangements required for the storage and management of domestic waste.

Compliance with Class G (paragraphs A,B,C of Schedule 2, Part 3, Class G)

The proposed development involves the conversion of the existing first floor commercial space (Class E) to provide one self-contained residential unit. In compliance with provision G.1, paragraph (a), the ground floor of the premises will remain in use as a Class E space and will, as a result of the development, be situated on the floor below the lowest part of the building used as a flat.

Furthermore, in compliance with paragraph (B), as the existing ground floor premises feature a display window, no part of the ground floor will be used in part or in whole as a residential flat. This led to the request for amended plans, which ensures no part of the ground floor will be used in part or in whole as a residential flat. The proposed residential accommodation will be used either by a single occupant or people living together as a family.

Relevant Considerations (paragraph D of Schedule 2, Part 3, Class G)

Contamination Risks in Relation to the Building

The existing building is currently in commercial use and is not associated with any contamination risk. The surrounding area, which is situated within a Town Centre and Primary Retail Parade, also does not have any uses that pose a cause for concern in relation to contamination.

The proposed development will involve minor internal alteration to the first floor of the existing building. The proposed development will not involve the breaking of any hardstanding. Therefore, it is considered that there is no concern in relation to contamination risk. The Environmental Health Officer (EHO) has not raised any issues in respect of contamination risks associated with this building.

Flooding Risks in Relation to the Building

The application site is located within an Environmental Agency Flood Zone 1 area. Subsequently, the site is at a very low risk of fluvial and surface water flooding. The proposed residential accommodation is located on the first floor of the property. Therefore, it is considered that there should be no concern in relation to flooding risk.

Impacts on Noise from Commercial Premises on the Intended Occupiers of the Development

The application site forms part of a primary retail parade in which several properties feature commercial provision on the ground floor and residential use on the upper storeys. The Environmental Health Officer (EHO) has raised concerns regarding the number of noise sources (retail premises below, Bars), which have the potential to cause noise disturbance to residence at the proposed development. Therefore, a noise assessment has been requested prior to development by condition

The Provision of Adequate Natural Light in All Habitable Rooms of the Dwellinghouses

In compliance with the Class G legislation, the proposed development has used the windows that the existing property benefits from to ensure that all habitable rooms receive adequate natural light. Each habitable space (including bedrooms and kitchen/living/dining areas) benefits from a minimum of at least one window opening. The proposed floor plans are provided with window height and width dimensions in order to demonstrate that openings are adequate to provide the required level of natural daylight.

Arrangements required for the storage and management of domestic waste.

The unit will have designated refuse storage facilities sited towards the rear of the property in keeping with the existing collection arrangements associated with the commercial unit at ground floor level. This will be stored in a designated area for the residential unit.

Access to the rear recycling and refuse storage is achieved through the right of way towards the side of the property as outlined in the accompanying architectural plans and elevations. Further details of the waste storage has been requested by condition

Other Matters

SAC Contribution

Policies N1 and N6 of TPSB state that development which had a direct or indirect adverse impact upon the integrity of the Cannock Chase SAC, and the effects cannot be mitigated, will not be supported.

Policy N6 of TPSB sets out that any development leading to a net increase in dwellings within a 15km radius of the Cannock Chase Special Area of Conservation (SAC) will be deemed to have an adverse impact on the SAC unless or until satisfactorily avoidance and/or mitigation measures have been secured. The Council has adopted guidance acknowledging a 15km Zone of Influence and seeking financial contributions for the required mitigation from residential developments of 1 or more net units within the 0-15km zone. The proposal lies within the 0-8km zone of the Cannock Chase SAC and proposes 1 net dwelling, as such a financial contribution is required.

Under the provisions of the Conservation of Habitats and Species Regulations 2017, the Local Planning Authority as the competent authority, must have further consideration, beyond the above planning policy matters, to the impact of this development, in this case, due to the relative proximity, on the Cannock Chase SAC. Therefore, in accordance with Regulation 63 of the aforementioned Regulations, the Local Planning Authority has undertaken an Appropriate Assessment. The Council's Appropriate Assessment (AA) concludes that the mitigation measures identified within the Council's Development Plan for windfall housing sites, will address any harm arising from this development to the SAC. A s111 agreement has been signed and the necessary payment made.

As such on this basis, it is concluded that the LPA have met its requirements as the competent authority, as required by the Regulations and therefore the proposal will comply with the requirements of the Development Plan and the NPPF in this regard.

Policies and Guidance:-

National Planning Policy Framework

Paragraphs 179-182

The Plan for Stafford Borough (TPSB) 2011-2031

N6 (Cannock Chase Special Area of Conservation (SAC))

CONCLUSION

It is considered that prior approval should be granted on the basis of the comments received from the Environmental Health Officer, stating that the change of use would be acceptable in regard to noise and contamination risks on the site. In addition, there are no transport or highways issues and the proposal would not affect the provision of essential services.

The SAC payment has been received via s111.

CONSULTATIONS

Environmental Health:

GENERAL CONDITIONS

- All site works and construction shall be restricted to the following days and times:

Monday to Friday: 08:00 – 18:00

Saturday: 08:00 – 14:00

Works shall not be undertaken on a Sunday or a public holiday.

- Deliveries to the site shall only take place between the hours of

Monday to Friday: 08:00 – 18:00

Saturday: 08:00 – 14:00

No deliveries shall be made on a Sunday or a public holiday.

2. NOISE ASSESSMENT: The proposed residential development is located close to a number of noise sources (retail premises below, Bus station, Bars, A34), which have the potential to cause noise disturbance to residence at the proposed development.

- Prior to the commencement of the development a noise assessment is therefore required to be submitted and approved, which includes an assessment of noise impacts, and description of any proposed mitigation measures to be incorporated into the construction of the development, shall be submitted to the Local Planning Authority for prior approval. Thereafter, the approved details shall be implemented in full prior to the development becoming occupied and shall be permanently maintained in full accordance with the approved details.

3. WASTE STORAGE

Ensure that there are sufficient refuse and recycling bin storage facilities and that these are easily accessible by the Collection Services.

4. LIGHTING

Lighting to external areas should be of a design and positioned not to cause a light nuisance to any neighbouring properties. Glare from any lighting must be kept to a minimum. If floodlighting is to be used, a full report is to be submitted to this Service for review prior to planning approval.

Police

This application refers to a prior approval for a change of use of a first-floor retail unit to a residential flat. Whilst I have no objections this Application, it is important that I take this opportunity to ensure the design includes measures to the reduce

opportunities for crime and incorporating a high level of physical security, as well as safe access to the flat.

Relevant Planning History

-95/32149/FUL | Shopfront | 29 Gaolgate Street Stafford | Approved | 18/05/1995

-98/36880/FUL | New Timber Shopfront And Internal Fit Out Of Existing Unit | 29 Gaolgate Street Stafford | Approved | 09/10/1998