

Planning
Cheltenham Borough Council
Municipal Offices
The Promenade
Cheltenham
GL50 9SA

21st April 2021

Dear Sirs

RE: Prior approval for a change of use falling within B1 (a)(Offices) to a use falling with Class C3 (dwellinghouses) - 60 Lansdown Crescent Lane, Cheltenham, GL50 2LD.

Please find attached the necessary drawings and documents to accompany the prior approval application.

We believe that these proposals are acceptable in accordance with Class O of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), which states:

Permitted Development

Under Class O, Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule.

The building is not on article 2(5) land;

The building was used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order on 29th May 2013 and has continued to be so until early this year.

The site is not or is it part of, a safety hazard area;

The site does not form part of, a military explosives storage area;

The building is not listed building nor is within the curtilage of a listed building.

The site is not nor does it contain a scheduled monument

This change of use will have no adverse impact on the character of the area or the amenity of any neighbouring properties.

We do not believe there are any adverse impacts in terms of transport and highways impacts of the development, contamination risks on the site or flood risks on the site.

I trust that we have provided you with all the necessary documentation to validate and process this application at your earliest convenience.

Please do not hesitate to contact me if you have any queries or require any additional information.

Yours faithfully

Russell Ranford

Russell Ranford BA (Hons) Dip TP MRTPI
Managing Director

For and on behalf of Urban Aspects Ltd