

Planning Statement

Planning Project Ref 21-084

1st AUG 2021

Brighton and Hove City Planning

4 And 4A Eaton Grove Hove BN3 3PH

Change of use Ground floor office to residential use.

Class O use class (from B1) change of use from office to residential is a permitted development class after 31/7/2021

Proof of Eligibility :

- It is confirmed that the building was in use as an office on 29th May 2013
- Mackenzie Thorpe Ltd occupied the combined unit 4a and 6a from 28th October 2004 and Vacated 27th October 2016.
- 4a & 6a reverted to two separate units as they would have been originally.
- LearnerLab Ltd took occupation of 4a 23rd January 2018 and vacated at the end of their lease 22nd January 2021.

No part of the land or building is

- In a safety hazard area
- Military explosives storage area
- A scheduled monument or one exists onsite
- Or is or within the curtilage of a listed building.

The applicant therefore respectfully requests that Prior approval be issued forthwith as all criteria have now been met.