



## **Prior Approval Statement**

### **21 Middle Street, Brighton, BN1 1AL**

This letter is submitted in support of the prior approval submission for the conversion of the existing ground floor commercial premises (*Class E, 2 offices*) to residential accommodation (*Class C3, 2 flats*), under permitted development rights (*Class MA*). The proposed scheme is for internal alterations only.

GDPO 2015 as amended schedule 2, part 3 Class MA.

#### **【F1 Permitted development**

*MA. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.】*

**[F1 Development not permitted**

**MA.1.—**(1) Development is not permitted by Class MA—

- (a) unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval;
- (b) unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;
- (c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;
- (d) if land covered by, or within the curtilage of, the building—
  - (i) is or forms part of a site of special scientific interest;
  - (ii) is or forms part of a listed building or land within its curtilage;
  - (iii) is or forms part of a scheduled monument or land within its curtilage;
  - (iv) is or forms part of a safety hazard area; or
  - (v) is or forms part of a military explosives storage area;
- (e) if the building is within—
  - (i) an area of outstanding natural beauty;
  - (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;
  - (iii) the Broads;
  - (iv) a National Park; or
  - (v) a World Heritage Site;
- (f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or
- (g) before 1 August 2022, if—
  - (i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and
  - (ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

(2) The classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order—

- (a) the following classes of the Schedule as it had effect before 1st September 2020—
  - (i) Class A1 (shops);
  - (ii) Class A2 (financial and professional services);
  - (iii) Class A3 (food and drink);
  - (iv) Class B1 (business);
  - (v) Class D1(a) (non-residential institutions – medical or health services);
  - (vi) Class D1(b) (non-residential institutions – crèche, day nursery or day centre);
  - (vii) Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;
- (b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.】

*The following details intend to demonstrate that the scheme should be permissible, in principle, under class MA. This list responds to the letter references within the above legislation:*

- (1)
  - a. The property has been vacant for over 3 months. The property has been marketed, with no interest in tenancy, since March 2022.
  - b. The building was in continuous occupation for more than 2 years prior to this.
  - c. The ground floor of the property has a GIA of 103sqm, all of which is to be converted.

STICKLAND WRIGHT LTD.

t: 01273 964051

e: [studio@sticklandwright.co.uk](mailto:studio@sticklandwright.co.uk)

4 Gloucester Passage, Brighton, BN1 4AS

Company No. 11222477 (England and Wales)  
VAT No. 293 1439 91  
Registered Office: 1, 6 Vernon Terrace, BN1 3JG

- d. The property is NOT within any of the stated land types, or within their building curtilage.
- e. The property is NOT within any of the prescribed, policy restricted areas.
- f. The property does not form part of agricultural tenancy.
- g. No longer applies.

(2)

- a. The use of the building was previously Class B1 (business)
- b. The building is now Class E commercial use

**[F1 Conditions**

**MA.2.**—(1) Development under Class MA is permitted subject to the following conditions.

(2) Before beginning development under Class MA, 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—

- (a) transport impacts of the development, particularly to ensure safe site access;
- (b) contamination risks in relation to the building;
- (c) flooding risks in relation to the building;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;
- (e) where—
  - (i) the building is located in a conservation area, and
  - (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; **F2**...
- (h) where the development involves the loss of services provided by—
  - (i) a registered nursery, or
  - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost **[F3**, and
  - (i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building **]**

(3) An application for prior approval for development under Class MA may not be made before 1 August 2021.

(4) The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph **[F4** as if—

- (a) for paragraph (e) of sub-paragraph (2) there were substituted—
  - (e) where—
    - (i) sub-paragraph (6) requires the Environment Agency to be consulted, a site-specific flood risk assessment;
    - (ii) sub-paragraph (6A) requires the Health and Safety Executive to be consulted, a statement about the fire safety design principles, concepts and standards that have been applied to the development,“;
- (b) in the introductory words in sub-paragraph (5), for “and highways impacts of the development” there were substituted “impacts of the development, particularly to ensure safe site access”;
- (c) after sub-paragraph (6) there were inserted—
  - “(6A) Where the application relates to prior approval as to fire safety impacts, on receipt of the application, the local planning authority must consult the Health and Safety Executive.”;
- (d) in sub-paragraph (7) for “(5) and (6)” there were substituted “(5), (6) and (6A)” **]**

(5) Development must be completed within a period of 3 years starting with the prior approval date.

(6) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse **]**

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*The following details intend to demonstrate that the scheme meets the listed conditions, under class MA. This list responds to the letter references within the above legislation:*

MA.2.

(2)

- a. The building is in a highly sustainable public transport location, with the train station and bus stops, located a short walk away. We propose use of an unused area outside the rear of the building within the overall Avalon development to allow access and positioning of a new cycle shelter, with capacity for 6 bikes to be locked up, using fixed Sheffield stands.
- b. The building was purpose built as offices and flats and proposed works will not disturb existing ground conditions. The risk of contamination is therefore considered low.
- c. Flood maps show the area is not subject to flood (risk zone 1 for sea and river flooding).
- d. Middle Street has a mix of residential and commercial premises, therefore ongoing commercial and residential use, within the area, is already impacted by nearby dwellings and commercial buildings and any impact will therefore not be increased, by the presence of new residential accommodation.
- e. (i) The building is located within the Old Town Conservation Area.  
(ii) The change of use from commercial to residential to the ground floor at 21 Middle Street will not impact on the character of the area. As Middle Street already has a mix of types of commercial development and residential accommodation.
- f. All habitable rooms will have sufficient window openings to allow for natural light (please refer to submitted plans and elevations).
- g. The building is not within such an area.
- h. Does not apply
- i. Does not apply

(3) - Noted

(4) - Noted

(5) - Noted

(6) - Noted

Stickland Wright  
03/08/22