



Ms Sarah Platts,
Regeneration & Development Manager,
Dover District Council,
White Cliffs Business Park,
Dover,
Kent CT16 3PJ

3rd November 2023

Sent via email: DevelopmentManagement@DOVER.GOV.UK

Dear Ms Platts,

Planning Application for a Change of Use from Class E to Sui Generis in a small business unit at Langdon Abbey, West Langdon, Dover, CT15 5HJ.

We are pleased to submit:

- Drawing LA/01 - site plan and aerial views, by Le Vaillant Owen 2023
- Drawing LA/02 – external images of Langdon Abbey, by Le Vaillant Owen 2023
- Drawing LA/03 – internal images of the business unit, which is the subject of this Planning application, by Le Vaillant Owen 2023
- Drawing LA/04 – Existing land use plans sheet 1 of 2 by Le Vaillant Owen 2023
- Drawing LA/05 – Existing land use plans sheet 2 of 2 by Le Vaillant Owen 2023
- Drawing LA/06 – Proposed land use plans sheet 1 of 2 by Le Vaillant Owen 2023
- Drawing LA/07 – Proposed land use plans sheet 2 of 2 by Le Vaillant Owen 2023

- Statutory Planning application fee of £526.00

- Existing plans, ref. 6851.A 01 sheet 1 of 2 by John Clague in 1989
- Existing plans, ref.6851.A 01 sheet 2 of 2 by John Clague in 1989
- Existing elevations, ref. 6851.A 01 sheet 1 of 2 by John Clague in 1989
- Existing elevations, ref. 6851.A 01 sheet 2 of 2 by John Clague in 1989

- Proposed plans & sections, ref. 6851.a.08. sheet 1 of 3 by John Clague in 1989
- Proposed plans & sections, ref. 6851.a.08. sheet 2 of 3 by John Clague in 1989
- Proposed plans & sections, ref. 6851.a.08. sheet 3 of 3 by John Clague in 1989
- Proposed elevations sheet, ref. 6851.a.08.1 of 3 by John Clague in 1989
- Proposed elevations sheet, ref. 6851.a.08. 2 of 3 by John Clague in 1989
- Proposed elevations sheet, ref. 6851.a.08. 3 of 3 by John Clague in 1989

Background:

The applicants have a series of workshops in a non-listed barn in West Langdon. The workshops have been in use for many years, and as one of the tenants occasionally sleeps in



the roof space above their workshop, the applicants are keen to regularise this position with Dover DC Planning and Building Control. Harwood Building Control Approved Inspectors have been appointed to deal with Building Control matters, and Le Vaillant Owen Consultancy has been appointed to deal with Planning matters.

Proposals:

The current use of the Workshops is Use Class E, but as we are seeking Planning Permission for tenants to sleep in the roof space on an ad hoc basis, we believe the new Use Class for this unit only, would be Sui Generis. Effectively, this part of the development will become a 'live work' unit. No changes are planned to the elevations.

Please note that Planning Permission was granted in 1989 for these barns to be converted to residential use under Permission DOV/89/01044, and this Planning Permission was renewed in 1994, but the Permission was never implemented. We are submitting the approved drawings prepared by Clague Architects for information only, to provide context. The workshops are very popular and accommodate a whole range of start-up businesses and small local enterprises. The applicants are proud they have helped create a thriving small business community at West Langdon, and are keen to continue to support the workshops and their entrepreneurs, artisans and crafts people.

Conclusion:

We very much hope these proposals will be considered favourably by Dover DC, and that Planning Permission will be granted soon. But if the Case Officer has any questions, please invite him/her to liaise with us during the application process to help promote acceptable solutions, all in accordance with paragraph 39 of the NPPF.

This requires Councils to 'approach decisions on proposed developments in a positive and creative way..... and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development wherever possible.'

Yours sincerely,



Valerie Owen OBE
BSc, BArch, RIBA, DipTP, MTRPI, MRICS, ACI Arb, CEnv, FRSA
for Le Vaillant Owen

Enc:

cc. Mrs B Fuller, by email: