



Permitted Development Justification Statement

Project: **Helston Former Budgens Store Refurbishment**
Job no: **3924**
Date: 16/03/2024

1. Project Introduction

Community Interest Company South Kerrier Alliance (SKA) have recently purchased the derelict former Budgens store in Helston and have been successful in obtaining funding through Cornwall Council Good Growth Programme SPF and TCRF funds.

A suitable tenant has been found - a local GP Practice who will occupy the upper ground floor. The design proposals have been accepted by Cornwall Council (CC) and SKA have received funding agreements and are ready to commence works.

Note that the funding and project proposals target only the upper floor for refurbishment works. Currently there is no design or funding to refurbish the lower ground floor which can remain in its current state whilst the GP Practice occupy the upper ground floor. The lower ground floor will be developed as a 'phase 2' which is subject to finding suitable tenants, design and capital funding, so will likely follow well after the completion and occupation of the upper ground floor.

2. Project Timeline

Pre-app was submitted by SKA to CC and feedback received in December 2023.
Application made on the basis of original brief for providing a 'Community Hub' across both floors.

Do I Need Planning application submitted by SKA to CC with new tenant GP Practice and project scope of refurbishing upper floor only. Feedback received beginning of March 2024.

Refurbishment works to be completed and tenant moved in before March 2025 as SPF monies must be defrayed by March 2025 under Cornwall Council's agreement with central Government.

3. Description of Refurbishment Works

Internal refurbishments to upper ground floor within same Use Class (E) including thermally upgrading inner leaf of external walls, floor and roof

Proposed solar panels on South-East and South-West elevations (quantities and sizes TBC)

Refurbishing roof elements including replacement soffit and fascia boards and full cleaning and repair of leaking roof

Removal of dilapidated canopy steelwork at main entrance



Refurbishment of main entrance including removal of poor condition glazing and roof and replaced with smaller fit for purpose welcoming entrance with new signage, and exterior lighting

Refurbishment or like for like replacement of existing external fire escape staircases

Creation of new openings within existing façade recesses of external walls to locate new windows in some areas on all elevations

Repairs and upgrades to surrounding pavements and walkways around the building and at main entrance

4. Permitted Development Justification

- a) The current Use Class for the former supermarket building is Class E(a)(b). The proposed use of the upper ground floor as a GP Surgery falls under 'provision of medical or health services' Use Class E(e). This means there would be no change of use to the upper ground floor. Definition of what falls under Use Class E is below:

Class E - Commercial, Business and Service

In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
 - **E(c)(i)** Financial services,
 - **E(c)(ii)** Professional services (other than health or medical services), or
 - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
 - **E(g)(i)** Offices to carry out any operational or administrative functions,
 - **E(g)(ii)** Research and development of products or processes
 - **E(g)(iii)** Industrial processes

Source: [Use Classes - Change of use - Planning Portal](#)

- b) The upper floor refurbishment area is approximately 1,994m². The refurbishment proposals would not create any new additional floor area or change of use. Definitions of Major and Minor application criteria on following page:



Category A - Major:

- Residential development of 10 homes or where site area is 0.5 hectares or more. New floorspace or change of use of 1000 sq m or where site is between 1-3 hectares. A single wind turbine (any height).
- Residential development of more than 10 homes but less than 300 homes or where site area is greater than 3 hectares. New floorspace or change of use of 3000 sq m or where site is 3 hectares.
- Residential development of 300 homes or more or where site area is more than 5 hectares. **New floorspace or change of use of 10,000 sq m** or where site is 10 hectares or over.
- Major development requiring an Environmental Impact Assessment
- Lifting or varying conditions fee depends on scale associated with major development

Category B - Minor:

- Residential development of between 2-9 dwellings/structures or where site area is below 0.5 hectares.
- **New floorspace or change of use of less than 1000 sq m** or where site is less than 1 hectare
- Lifting or varying conditions associated with a minor development

Source: [Pre-application advice - Cornwall Council](#)

- c) The development site does not fall within an AONB, Conservation Area, Article 4 Direction Order and SSSI zone
- d) The solar PV panels will be installed in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015: Part 14 – Renewable energy
- e) The building has been derelict for a number of years and fallen into disrepair. The refurbishment proposals internally and externally will be done to a very high standard and will be a significant improvement aesthetically and in terms of building integrity, fabric upgrades and energy performance.
- f) The secured funding and commencement of proposed works timescales of March 2025 are critical to the feasibility of the project to which will be a catalyst and springboard for feasibility of future refurbishment plans to the lower ground floor

5. List of Submitted Drawings

3924-PBWC-01-XX-DR-A-3004-Existing Elevations - SE & SW-S2-P1
3924-PBWC-01-XX-DR-A-3003-Existing Elevations - NE & NW-S2-P1
3924-PBWC-01-XX-DR-A-3002-Proposed Elevations - SE & SW-S2-P1
3924-PBWC-01-XX-DR-A-3001-Proposed Elevations - NE & NW-S2-P4
3924-PBWC-01-XX-DR-A-1005-Proposed - Block Plan-S2-P1
3924-PBWC-01-XX-DR-A-1004-Existing - Block Plan-S2-P1
3924-PBWC-01-XX-DR-A-1003-Location Plan-S2-P1
3924-PBWC-01-RF-DR-A-2002-Proposed - Roof Plan-S2-P1
3924-PBWC-01-GF-DR-A-2003-Existing - Ground Floor Plan-S2-P1
3924-PBWC-01-GF-DR-A-2001-Proposed - Ground Floor Plan-S2-P1



5. Photographs



Upper ground floor interior photo 1



Upper ground floor interior photo 2



North-West Elevation



Existing poor condition main entrance and dilapidated canopy steelwork



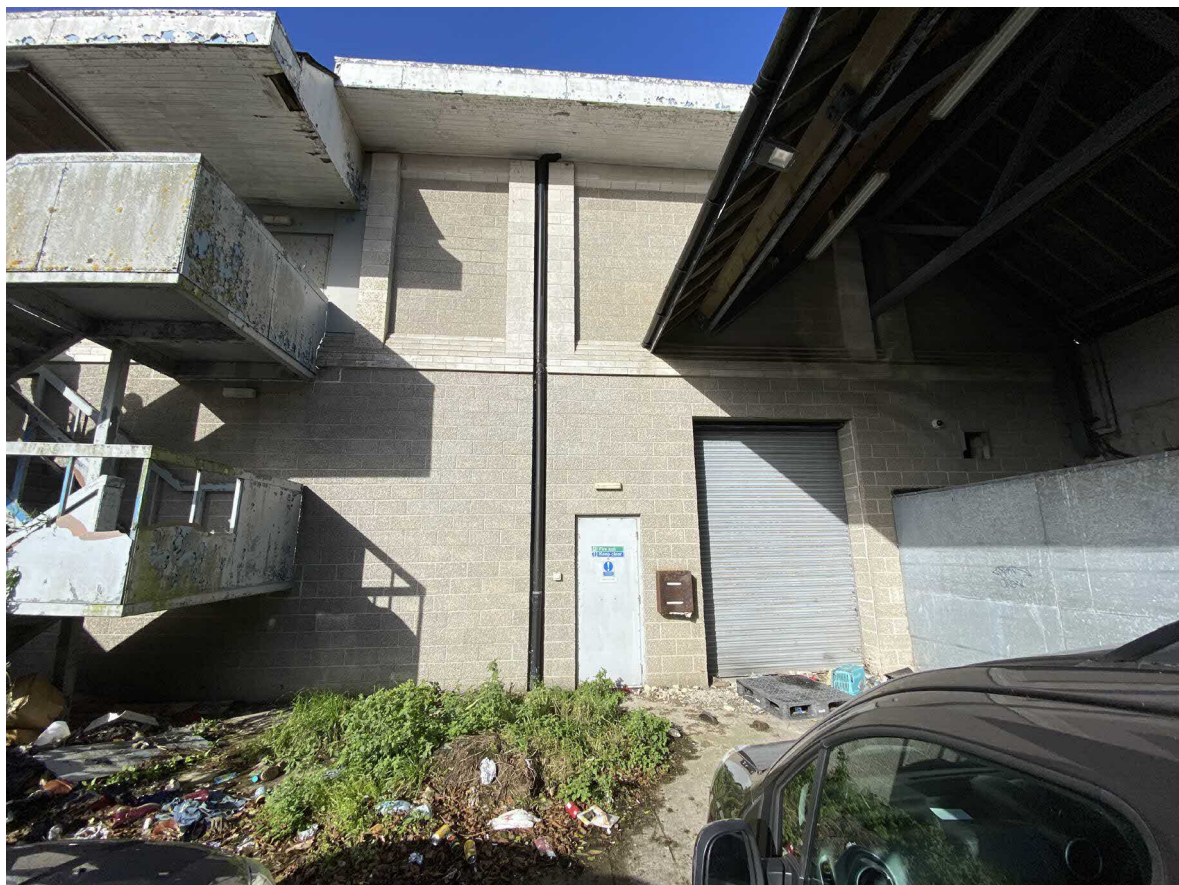
South-West elevation: Boarded up windows and rusted metal louvre panels



North-East elevation: Boarded up glazing and dilapidated canopy steelwork and railings



Aerial photo of poor condition tiled and metal roofs to be cleaned and refurbished



South-East Elevation: Poor condition external escape stairs to be refurbished / replaced and hard standing areas to be cleaned, repaired and upgraded