



With the client setting a tight timescale for securing an appropriate permission to meet the requirements of a new occupier, Planning Potential secured delegated approval for a change of use within the 8-week target with limited pre-start conditions.

On behalf the client, Charterhouse Property Group, Planning Potential submitted an application in October 2020 seeking the change of use of a vacant Class B8 warehouse to Class B2 general industrial within the Earls Barton Trading Estate. Change of use was required to allow occupation by The Northamptonshire Police & Fire Service who intention was to use the site for vehicle repair and maintenance of their fleet.

Whilst the site is located within an allocated employment area, the client required Planning Potential to coordinate a swift preparation and submission of the application to meet a contractual deadline. This was achieved with the application then being validated within days, providing the opportunity to secure a decision by the end of the year.

Planning Potential initiated early discussions with the case officer to ensure they had a full understanding of the proposal and the need for the application to be determined within the statutory 8-week period to meet the needs of the occupier. The application was closely monitored with swift responses provided to ensure the case officer was able to press ahead with a delegated approval.

Prior to the issue of the permission, Planning Potential worked with the officer to ensure no onerous conditions were attached to the decision which would have prevented the occupier from occupying soon after permission was issued in December 2020.

Summary of Achievements

- Swiftly grasping the client's brief and need for swift action.
- Coordination of the application submission and consultant team.
- Working closely with the case officer to ensure they appreciated the need for a swift determination from the outset.
- Securing delegated approval within 8 weeks with limited conditions.

Planning Potential Ltd
London
Magdalen House
148 Tooley Street
London SE1 2TU
T: 020 7357 8000