



Planning Potential secured the necessary permissions for Gail's to convert a Grade II Listed Building to deliver a bakery in Epsom town centre.

The site occupies a prominent location on Epsom High Street and had previously been occupied by a variety of retail operators. Following over a year of vacancy, investment was required to bring it back into active use, whilst also seeking to retain remnants of the interior's historic significance, including an original 17th century staircase and timber building framework. The site's location within Epsom's Town Centre Conservation Area meant that works to the exterior were required to be sensitive and modest.

We prepared full planning, advertisement and listed building applications, seeking consent to sympathetically repair the historic shopfront and install Gail's signage. Permission was also sought to secure consent for the internal fitout for bakery use, providing a modest update to the interior that worked within the historic structure of the building and avoided harm to historic fabric.

At application stage, we were keen to emphasise the need for investment in the unit and in doing so were able to gain the support of local Planning and Conservation officers. We worked with our client and architects to ensure that the proposals were sympathetic and preserved (and enhanced) the designated heritage asset's significance.

We were successful in securing all the permissions Gail's required to allow them to open what has proven to be a very popular bakery.

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