



After years of difficulties, Planning Potential were appointed to seek to secure consent for the upper floors of this popular premises to be used in connection with the ground floor bar.

A bar had existed on the ground floor of the Grade II listed premises since the late 1990s, with offices located above. In around 2015, the upper floor offices were converted into additional bar space by the previous operators without benefiting from planning permission.

Punch Pubs subsequently took on the site and appointed Planning Potential to review the position and proceed with an application, and subsequently appeal, to retain the upper floors in bar use. The property sits within a Priority Office Area, and the policy protecting offices had been tightened through the adoption of a new local plan.

Planning Potential and Heritage Potential undertook a detailed due diligence exercise to understand the full background and history of the building. Due to the upper floors having been in active bar use for many years, the potential for active marketing of the space for office use was limited. We worked closely with the commercial agent to produce a robust Office Viability and Market Analysis Report which demonstrated the space would unlikely be let for offices.

Heritage Potential also prepared a detailed Heritage Statement demonstrating that the retention of the upper floors in bar use would be more beneficial to the listed building than reversion to office use.

We were delighted the appeal inspector agreed with our case and allowed the appeal.

Summary of achievements

- Detailed planning and heritage appraisals and due diligence exercise
- Advice on planning strategy and appointment of commercial agent and noise consultant
- Preparation of robust planning and heritage reports and appeal submissions

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