



CBRE Investors sought the relaxation of a bulky-goods, non-food restriction on an out-of-centre retail unit in Mitcham. The clients were seeking an Open A1 Consent. Planning Potential successfully argued for the deletion of the restriction, improving the long-term rental income for the client.

Merton Council were persuaded by our arguments to remove the bulky-goods, non-food restriction, allowing the site to be occupied by any food retailer in the future. The economic arguments of job creation and the long-term occupation of a prominent retail unit were strong, and the case was accepted by council officers.

Permission was achieved within 13 weeks allowing complete open A1 use of the floor space, significantly enhancing the rental income and value of the unit.

Benefits of the development include

- Achieving relaxation of restrictions on non-bulky, non-food use on the site into the future
- Adding a unique food shopping offering to the local area
- Enhancing the value of the site

Summary of achievements

- Obtaining relaxation of restrictions from Merton Council
- Permission achieved within 13 weeks

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