

Change of use applications for Telereal Trillium, Wandsworth

Client

TELEREAL TRILLIUM

**Services**

TOWN PLANNING

Project

Change of Use Applications for Telereal Trillium at Jessica House, Wandsworth and 83-85 Mansell Street, Tower Hamlets. The specific floors were within two Class B1 (a) office blocks to Class A2 to enable Job Centre Plus (JCP) to operate from the premises.

What we did

Rapleys was instructed by Telereal Trillium to obtain consent on both buildings to enable the JCP to operate from the premises. In both cases the JCP was facing the prospect of their existing premises being redeveloped. It was an essential part of the instruction to retain the B1(a) use of the property, so that on expiry of the JCP lease B1 use would continue. This was important for the landlord to protect the range of uses suitable to occupy the property, and required by the Local Authority in terms of policy.

The process involved: negotiation with the Local Planning Authority through the pre-application process; the preparation of the planning applications; obtaining appropriate marketing information, and assessing alternative locations in accordance with the Sequential Test - to substantiate the change of use argument. The application for the Mansell Street property also required an amendment to an extant Section 52 Agreement concerning car parking and use restrictions of the basement. In both cases, planning permission

has been granted.

Further advice is to be provided in respect of the discharge of conditions attached to the permissions and in respect of external signage and plant.

What we achieved

The client's objective of securing a permission that retains the ability to revert back to B1(a) use when JCP vacate the premises has been achieved.