



Planning Services  
Town Hall  
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Essex CO15 1SE

Mr Peter Le Grys - Stanfords  
The Livestock Market  
Wyncolls Road  
Colchester  
CO4 9HU

Please ask for Alison Newland  
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Our Ref: 22/00636/COUNOT

28 April 2022

Dear Mr Le Grys,

#### TOWN AND COUNTRY PLANNING ACT 1990

<b>APPLICATION NUMBER:</b>	<b>22/00636/COUNOT</b>
<b>PROPOSAL:</b>	<b>Proposed change of use of part of former agricultural buildings into a dental laboratory (Class B1/E) pursuant to Class R.</b>
<b>LOCATION:</b>	<b>Moze Hall Farm, Fox Street, Ardleigh, Colchester</b>

This application is submitted under Class R, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for change of use of part of former agricultural building into a dental laboratory.

Because it falls below the 150 sq m threshold it does not require prior approval, only notification to the Local Planning Authority. It is confirmed that the proposal meets the criteria under Class R subject to the following conditions:

R.2 Development is permitted by Class R subject to the following conditions—

(a) a site which has changed use under Class R may, subject to paragraph R.3, subsequently change use to another use falling within one of the use classes comprising the flexible use;

(b) for the purposes of the Use Classes Order and this Order, after a site has changed use under Class R the site is to be treated as having a sui generis use;

(c) after a site has changed use under Class R, the planning permissions granted by Class E of Part 7 of this Schedule apply to the building, subject to the following modifications—

(i) "curtilage" has the meaning given in paragraph X (interpretation) of this Part;

(ii) any reference to "office building" is to be read as a reference to the building which has changed use under Class R.

R.3—(1) Before changing the use of the site under Class R, and before any subsequent change of use to another use falling within one of the use classes comprising the flexible use, the developer must—

(a) where the cumulative floor space of the building or buildings which have changed use under Class R within an established agricultural unit does not exceed 150 square metres, provide the following information to the local planning authority—

(i) the date the site will begin to be used for any of the flexible uses;

(ii) the nature of the use or uses; and

(iii) a plan indicating the site and which buildings have changed use.

Yours sincerely

A handwritten signature in black ink that reads "A. Newland". The signature is written in a cursive, slightly slanted style.

Mrs Alison Newland  
Planning Team Leader