

**Application to determine if prior approval is required for a proposed:
Change of use from Commercial, Business and Service (Use Class E),
or betting office or pay day loan shop to
mixed use including up to two flats (Use Class C3)**

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class G

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1. Applicant Name and Address

Title:	Mr	First name:	
Last name:	Vorhand		
Company (optional):			
Unit:		Number:	220
		Suffix:	
Building name:			
Address 1:	The Vale		
Address 2:	Goulders Green		
Address 3:			
Town:	London		
County:			
Country:			
Postcode:	NW11 8SR		

2. Agent Name and Address

Title:	Mr	First name:	Eric
Last name:	Davis		
Company (optional):	Ercle		
Unit:		Number:	76
		Suffix:	
Building name:			
Address 1:	Hyde Park Road		
Address 2:			
Address 3:			
Town:	Plymouth		
County:	Devon		
Country:	United Kingdom		
Postcode:	PL3 4RG		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:	2-10	Suffix:	
Building name:	Bekket House				
Address 1:	Bridge Street				
Address 2:	Salisbury				
Address 3:					
Address 4:					
Postcode:	SP1 2LX				

4. Eligibility

Would the proposed change of use result in the building containing more than two flats?

☒ Yes ☐ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would a part of the building continue to be:

- In a commercial/business/service use; and/or
- Used as a betting office and/or a pay day loan shop

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the proposed flat(s) only be situated on floor(s) above a floor where at least some of the other proposed mixed uses are to be provided?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If the building has a ground floor display window, would any of that ground floor be used as a flat?

☐ Yes ☒ No / The building does not have a ground floor display window

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will all the proposed flats have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the change of use, will each flat only be used as a dwelling:

- by a single person or by people living together as a family, or
- by not more than 6 residents living together as a single household (including a household where care is provided for residents)

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development including details of the flat(s) and other works proposed:

This proposal is for two new flats (use class C3) out of commercial and business spaces (use class E) in the center of Salisbury.

A previous application accepted a similar proposal for flat A at first floor, however this proposal allocates its bedroom to flat B instead so that flat B can meet space standards. Both the proposed flats meet space standards.

Flat B is located to be located within the first floor storage space of the betting shop of the ground floor of this address. Currently this part of the building can only be accessed via a ladder through a hatch in the ceiling of the betting shop as the staircase has been removed. This application proposes that this ceiling hatch is closed up and an opening is made in the wall at first floor level to facilitate this flat.

What will be the net increase in dwellings:

2

Note that this figure should be the number of dwellings proposed by the development that is additional to the number of dwellings in the existing building.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development including details of the flat(s) and other works proposed:

What will be the net increase in dwellinghouses:

2

Note that this figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building.

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details on the provision of adequate natural light in all habitable rooms of the flat(s):

No changes are being made to the existing window openings

Please provide details of any arrangements required for the storage and management of domestic waste:

The bin store for the other flats, that have been previously accepted and currently under construction, will be utilised and extended to facilitate this proposal. This is located in the alcove on the north face of the building.

6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required. If sufficient information is not provided the Local Authority can either request it, or refuse the application.

All sections of this application completed in full, dated and signed.	☒	A plan indicating the site and showing the proposed development.	☒
The correct fee	☒	A site specific flood risk assessment (if required as per the flood risk details of question 5)	☒
Floor plans indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses	☒	All plans should be drawn to an identified scale and show the direction of North. Plans can be bought from the Planning Portal's accredited supplier: https://www.planningportal.co.uk/buyapanningmap	

7. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):	
	ERIC DAVIS	17/07/2026	(date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address:

9. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension:
+44	01752 223686	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address: