

07 August 2026

Dear Sir/Madam

Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015

Application No:	PL/2026/03833
Proposal:	Schedule 2, Part 3, Class MA of the General Permitted Development Order - Application for Prior Approval for the Change of Use of the Commercial First and Second Floors to Residential Use (to provide 8 Units)
Location:	66 MARKET PLACE, CHIPPENHAM, SN15 3JA
On Behalf Of:	Mr Chris Crook

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development.

The local planning authority has determined in this case that its prior approval **will be required** and that this prior approval is given subject to the following condition(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Received 12th June 2026

LOCATION AND SITE PLAN Ref AA/25/30/01
PROPOSED ELEVATIONS Ref AA/25/30/14
PROPOSED GROUND AND BASEMENT FLOOR PLANS ref AA/25/30/12
PROPOSED FIRST AND SECOND FLOOR PLANS Ref AA/25/30/13
Internal Natural Light Report prepared by DPR Chartered Surveyors (March 2026)
Noise Impact Assessment Ref. 11707/FD By Acoustic Consultants Ltd.

REASON: For the avoidance of doubt and in the interests of proper planning.

- 2 No residential unit shall be occupied until the sound insulation measures and window specifications identified within Sections 6 and 7 of the Acoustic Consultants Ltd report (Ref: 11707/FD) have been fully implemented. The approved mitigation measures shall be retained and maintained thereafter for the lifetime of the development.

REASON: To ensure that future occupiers are provided with an acceptable standard of residential amenity, having regard to noise from surrounding commercial premises.

- 3 No residential unit shall be occupied until the cycle storage facilities, including the cycle wheel rail to facilitate access to the basement storage area has been made available for use in accordance with the approved plans. The cycle storage facilities and cycle track shall always be maintained and retained for the storage of cycles for the duration of the development.

REASON: To ensure the provision of adequate and accessible cycle parking facilities and to promote sustainable modes of transport.

Informatives

- 1** The development hereby approved, and any associated deliveries or works affecting the public highway, may affect the operation of the highway network during construction. The applicant is advised to contact the Highway Authority's Highway Management Team prior to commencing works to discuss any temporary traffic management measures that may be required, including footway or carriageway closures or restrictions (streetworks@wiltshire.gov.uk)
- 2** The applicant is advised that if, during the course of development, any contamination is found which has not previously been identified, all works in the affected area shall cease immediately and the Local Planning Authority shall be notified without delay. A suitably qualified contaminated land specialist shall be engaged to investigate the nature and extent of the contamination and submit a remediation strategy to the Local Planning Authority for approval. Any necessary remediation shall be completed in accordance with the approved strategy before development recommences in the affected area. To ensure that any unsuspected contamination encountered during the development is appropriately investigated and remediated in the interests of human health, controlled waters, property, and the wider environment.
- 3** Class MA permits a change of use from Class E to Class C3 residential use but does not permit operational development. The assessment is therefore limited to the proposed change of use and the prior approval matters prescribed by the General Permitted Development Order. Any external alterations, including the insertion, enlargement or repositioning of windows and doors, alterations to elevations, extensions or other building operations, fall outside the scope of Class MA and would require separate planning permission.

Nic Thomas - Director of Planning, Economy and Climate