

# PLANNING BRIEFING NOTE

March 2014

## NEW PERMITTED DEVELOPMENT RIGHT – A1 SHOPS TO BANKS AND BUILDING SOCIETIES

### OVERVIEW

The Government is introducing a new measure under which planning permission will not be required for change of use from A1 shops to banks and similar uses.

### WHAT'S BEING INTRODUCED?

The Government is introducing a new 'permitted development right' in England, under which planning permission will not be required for the change of use of an A1 shop to a bank, building society, credit union or friendly society.

### HOW WILL IT WORK?

No planning application will be required, but you will need to:

- Ensure that the primary use of the new unit is a bank, building society, credit union or friendly society – substantial amounts of office space, for example, will not be acceptable
- As soon as reasonably practicable after the change of use:
  - Notify the local planning authority of the change of use; and
  - Provide the local planning authority with evidence that the site is being used as a bank, building society, credit union or friendly society

The new measure will take effect on 6 April 2014. Planning permission will typically still be required for new shopfronts and advertisement consent will be required for new signage.

### ARE THERE ANY RESTRICTIONS?

The permitted development right will not apply if:

- The site is, or forms part of, a site of special scientific interest, a safety hazard area or a military explosives storage area; or
- The site is, or contains, a scheduled monument.

In addition, the permitted development right will not apply if a local authority has imposed an Article 4 direction.

**For advice on planning for banks and building societies, please contact:**

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#shopstobanks