



1 Example Street London SW1A 1AA

PRIOR APPROVAL

On behalf of Example Developments Ltd

Wren

Wren is a trading name of Shonaïke Finance Ltd (Company No. 16406111). Registered office: 3rd Floor, 86-90 Paul Street, London, EC2A 4NE.

Regulated by the Royal Town Planning Institute

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Contents

1	Introduction	4
1.1	Purpose of this Statement	4
1.2	Scope of a prior approval application	4
2	The Site and Surroundings	5
2.1	The Site	5
2.2	Eligibility for the right	5
3	Prior Approval Matters	6
3.1	The reserved matters	6
3.2	Transport and highways impacts	6
3.3	Contamination and flooding risks	6
3.4	Noise, natural light and amenity impacts	6
3.5	Conclusion	6

1

Introduction

1.1 Purpose of this Statement

- 1.1.1 This Statement has been prepared by Wren on behalf of Example Developments Ltd in support of an application for prior approval at 1 Example Street, London SW1A 1AA. It identifies the permitted development right relied upon, confirms that the proposal falls within that right, and addresses each of the matters reserved for the Council's prior approval under the relevant Class.

1.2 Scope of a prior approval application

- 1.2.1 Where development is permitted by the General Permitted Development Order subject to prior approval, the Council's consideration is confined to the specific matters listed in the relevant Class; it is not an assessment of the planning merits of the proposal at large, and the principle of the development is established by the Order itself. This Statement is structured to address each reserved matter in turn.
- 1.2.2 This is a specimen document; all names, figures and details are illustrative and do not relate to any real site or application.



Figure 1.1 Site Location Plan

Source: Contains OS data © Crown copyright and database rights 2026

2

The Site and Surroundings

2.1 The Site

- 2.1.1 The Site comprises a building currently in commercial use (Use Class E) within an established mixed-use frontage. The proposal is for a change of use to residential (Use Class C3) relying on the relevant Class of Part 3 of Schedule 2 to the General Permitted Development Order, subject to the prior approval of the reserved matters. The building has been in the relevant qualifying use for the period required by the Order.

2.2 Eligibility for the right

- 2.2.1 For the purposes of this specimen, the Site is assumed not to be listed, not to be within an area where the relevant right is excluded, and not to be subject to any Article 4 direction removing the right. The building was in the qualifying use on the relevant date, such that the change of use to residential is capable of falling within the relevant Class subject to prior approval.

FIGURE PLACEHOLDER

Figure 1.2 Aerial Context

Imagery is generated from your site data in the final document.

Figure 1.2 Aerial Context

Source: Mapbox / Maxar

3

Prior Approval Matters

3.1 The reserved matters

- 3.1.1 The Council's prior approval is sought in respect of the matters reserved by the relevant Class. Each is addressed in turn below, drawing on the accompanying drawings and technical information.

3.2 Transport and highways impacts

- 3.2.1 The proposal generates no material change in vehicular trip generation compared with the lawful commercial use, and indeed is likely to reduce servicing movements. The Site is highly accessible by public transport and the proposal is car-free. There would be no adverse impact on highway safety or on the operation of the surrounding highway network.

3.3 Contamination and flooding risks

- 3.3.1 The Site has a long-established commercial and residential history with no indication of contaminative uses, and a desk study confirms a low risk of contamination; any necessary investigation and remediation can be secured by condition. The Site lies within Flood Zone 1 and is at low risk of flooding from all sources, such that the site is suitable for the proposed residential use from a flooding perspective.

3.4 Noise, natural light and amenity impacts

- 3.4.1 The impact of noise from commercial premises in the vicinity has been assessed, and the scheme incorporates appropriate glazing and ventilation to ensure acceptable internal noise levels for future residents. Each proposed dwelling is provided with adequate natural light to all habitable rooms, as demonstrated by the accompanying floor plans and daylight information. The proposed use is compatible with the surrounding uses and would provide acceptable living conditions.

3.5 Conclusion

- 3.5.1 Each of the matters reserved for the Council's prior approval is satisfactorily addressed by the accompanying information. Prior approval should accordingly be granted, subject to such conditions as are necessary to secure the matters identified above.

Prepared by

A. Specimen

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Chartered Town Planner, for and on behalf of Wren

Signed

Date



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This Prior Approval has been prepared by Shonaika Finance Ltd for the use of Example Developments Ltd in connection with the applications described at Section 1. It may not be relied upon by any other party or used for any other purpose without the prior written agreement of Shonaika Finance Ltd. The opinions expressed are given in good faith on the basis of the information available at the date of preparation.