
TIME FOR A CHANGE? THE PLANNING SYSTEM MIGHT BE ABLE TO HELP...

Levy Real Estate and Icení Projects are at the sharp end of the Government's ever-evolving policy drive to maximise the contribution of previously developed land in our urban areas. We have developed an enviable reputation for being tactically astute in reacting to policy changes that open opportunities, and maximise the value of our clients' property interests.

We all know 2020 was an unprecedented year of change - and the planning and development industry was no exception to this. Throughout the year a raft of new planning legislation was introduced, together with the Government setting out their intentions to transform the planning system as we know it over the coming months and years.

With these changes brings opportunity. Where you may have previously struggled to add floorspace to your property, new permitted development rights now provide the opportunity to do so without the need for a planning application. Where you may have previously found it difficult to switch between commercial uses or change from commercial to residential use - new legislation has now completely stripped back previous controls, which in some cases now means that landowners do not even need to submit a planning application.

As you would expect, there is lengthy documentation that sets out the finer details on all of this - but we don't expect you to have read through that. If you think any of the following questions apply to your property, Levy and Icení would be delighted to discuss how we can help you make the most of these new opportunities...

- Are you trying to develop a site for new homes under 50 units, but struggling to provide affordable housing or make the viability work? There may be a future opportunity to develop the site without any affordable housing provision.
- Do you have a vacant stand-alone block of flats or office building? There may be an opportunity to demolish the building and create a new, taller building, to provide new flats, without the need for planning permission.
- Are you struggling to find occupiers for a retail, restaurant, office or other commercial premises? There may be an opportunity to change the use of the premises without planning permission and offer more options to occupiers for the use of the premises.



LEVY
REAL ESTATE

- Do you have a building that now falls within Class E? There may be a future opportunity to convert your building to residential, without the need for planning permission.
- Are you considering an office to residential conversion scheme under existing permitted development rights? If you submit your application before 6th April 2021 you will not need to meet national internal space standards.
- Do you have retail and commercial occupiers looking for more flexibility in what the premises can be used for? There may be the opportunity to use the premises for multiple or a range of flexible uses, without the need for planning permission.
- Do you have any stand-alone blocks of flats that are at least three-storeys in height? There may be an opportunity to create more flats in the airspace above the building, by extending the building upwards by two-storeys, without planning permission.
- Do you have any stand-alone commercial or mixed-use buildings that are at least three-storeys in height? There may be an opportunity to create more flats in the airspace above the building, by extending the building upwards by two-storeys, without planning permission.
- Do you have buildings on a residential, commercial or mixed-use terrace? There may be an opportunity to create flats in the airspace above the building, by extending the building upwards by one or two-storeys, without planning permission.
- Do you have a single detached house built between 1948 and 2018? There may be an opportunity for you to enlarge the house by extending the building upwards by up to two-storeys, without planning permission.

ICENI PROJECTS



Andrew Gale
Chief Operating Officer
E: agale@iceniprojects.com
T: 07875 672 061



Jamie Sullivan
Director, Planning
E: jsullivan@iceniprojects.com
T: 07805 926 150



Nick Grant
Associate Planner
E: ngrant@iceniprojects.com
T: 07772 099 960



Ashleigh Cook
Senior Planner
E: acook@iceniprojects.com
T: 07741 656 453

LEVY REAL ESTATE



Simon Higgins
Industrial & Capital Markets
E: simon.higgins@levyrealestate.co.uk
T: 07976 266 608



Matt Sharman
Residential Development
E: matt.sharman@levyrealestate.co.uk
T: 07974 364 043



Will Grant
Residential Development
E: will.grant@levyrealestate.co.uk
T: 07866 433 770



Matt Paulson-Ellis
Retail Development & Capital Markets
E: matt.paulson-ellis@levyrealestate.co.uk
T: 07867 781 811



LEVY
REAL ESTATE