



Planning • Heritage

Specialist & Independent Advisors to the Property Industry

44 Gray's Inn Road

Client

PPR Estates

Location

London

Services Provided

Planning

Date of Completion

June 2010

Key Issues

Loss of office floorspace

Amenity for existing and proposed residents

Ensuring compliance with relevant internal space standards

Car free development

CgMs were instructed to secure consent for a change of use of vacant offices to residential. CgMs initially advised in terms of relevant planning policy issues and made the case for the change of use, as well as negotiated with the Council in terms of Heads of Terms in the Section 106 Agreement.

CgMs' advice ensured no pre-commencement conditions were imposed. Meaning permission was obtained within 8 weeks, thus ensuring that works could be commenced on site without delay. The property is currently being sold.

CgMs' involvement meant an entry to exit uplift in value of around £1,000,000 was achieved by the developer.



LONDON

Tel: 020 7583 6767

CHELTENHAM

Tel: 01242 259 290

NEWARK

Tel : 01636 653 060

KETTERING

Tel: 01536 790 447

BIRMINGHAM

Tel: 0121 210 2512

MANCHESTER

Tel: 0161 955 4469

DORSET

Tel: 01747 828 840

www.cgms.co.uk