

9. GUIDELINES FOR CHANGE OF USE

Businesses in residential properties

Freeholders of residential property subject to the Scheme of Management do not require approval to conduct business from the property if it:

- The property is to be mainly used as a private residence.
- The business use has no adverse visual effect on the property or on its locality.
- Related activities cause no disturbance of any sort.
- The business does not cause parking problems due to commercial or other vehicles from employees, suppliers or visitors connected with the business.
- Uses discreet business signage only at the boundary of the property.
- Is of a scale and nature which is compatible with a residential area.

The use of residential properties as hostels, nurseries, crèches, care homes and other commercial activities will usually require prior approval. It may also require planning permission and local authority approval. Any activity which is considered to be detrimental to the neighbourhood may be stopped.

If you are in doubt whether your activities are a material change of use or not, you can apply to your local authority planning department for a Certificate of Lawful Use. They will advise you if planning approval is required. You may also provide full details to the Scheme of Management, providing evidence to the guidance above and details of any signage, and we will advise you if a permit application is required.

Subdivision of residential properties

Proposals to subdivide houses into flats or other self-contained residential units require prior approval as well as planning consent. The Scheme of Management states:
6. (a) "Without the prior consent in writing of the Managers no enfranchised property shall be used for any purpose whatsoever other than that for which it could lawfully be used immediately before the date of enfranchisement and without prejudice to the generality of the foregoing no property or part of a property which could only lawfully be used for one occupation at that time shall be used for two or more occupations "

An application is always required if you are considering subdivision, even for an annex as part of your property. Full details of any external changes to the property would be required however, the provision of a second front door or two pathway or driveway accesses, are unlikely to be approved. The subdivision of property alters the streetscape and erodes the original character and landscape of the Estate and will only be considered under exceptional circumstances.