



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20251243
Location	Units 3-4 Bowes Industrial Centre, Wrotham Road, Meopham
Proposal:	Application for a Proposed Lawful Development Certificate; Change of use within E Class and associated external works.
Applicant:	Mr M. Cantwell
Site Visit	N/A Desktop Assessment

Plans and Documents

Application form
Drawing no. 1000 (Location Plan)
Drawing no. 1001 (Existing Site Block Plan)
Drawing no. 1010 Rev. A (Existing Ground Floor Plan)
Drawing no. 1101 (Proposed Site Block Plan)
Drawing no. 1110 Rev. B (Proposed Ground Floor Plan)

Property Type

The site comprises Units 3 and 4 of Bowes Business Park, a small business estate to the eastern side of Wrotham Road in the rural settlement of Meopham. The units are currently used as offices occupied by a specialist air quality services company, Astroworx Ltd, which is an independent company that specialises in testing, servicing, and maintaining air systems for commercial, industrial, and residential properties throughout London and the UK.

Material Consideration

Town and Country Planning Act 1990
Town and Country Planning (Use Classes) Order 1987 (as amended)
Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Relevant Planning History

Reference	Description	Decision	Decision Date
19860129	Change of use of builders yard to light industrial erection of industrial building and layout of ancillary car parking	Permitted	28.04.1986
19840884	Erection of single storey replacement workshop and storage buildings	Permitted	14.01.1985
19671327	erection of new office and toilets	Permitted	04.06.1971

19670327	erection of single storey brick building to serve existing workshop with toilet and office accommodation to suit builders yard and workshop	Permitted	05.04.1968
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Officer Assessment

The proposal comprises the alteration of the existing premises to provide a fitness (yoga) studio, associated internal supporting facilities and upgraded external car parking and access to enable the use of the proposed facility by all including those with impaired mobility and other disabilities.

Development is defined by those elements set out in section 55 of the Town and Country Planning Act 1990 and includes (amongst other things) building operations (e.g. structural alterations, construction, rebuilding, most demolition) and material changes of use of land and buildings. These require planning permission.

The categories of work that do not amount to 'development' are set out in section 55(2) of the Town and Country Planning Act 1990. These include, but are not limited to, interior alterations and building operations that do not materially affect the external appearance of a building. These are not development and do not require planning permission.

The current use of the premises falls within Use Class E (commercial, business and service). The proposed fitness studio use would also fall under Class E (under (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public).

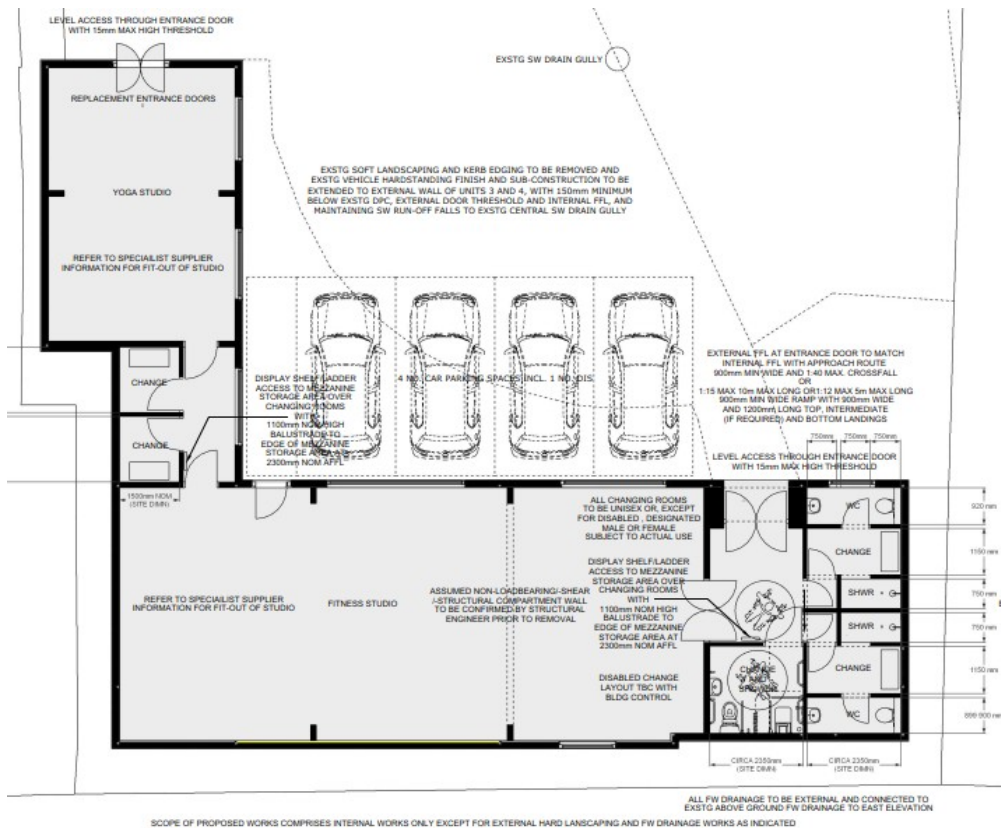
Change between uses within the same class does not constitute development and therefore does not require planning permission. The internal changes to the building would not also require planning permission.

The proposal also includes a change to the car parking arrangement by removing the exiting small area of soft landscaping, extending the existing vehicle hardstanding finish towards the building, and moving the spaces immediately in front of the building. The number of parking spaces and access would not change:

Existing ground floor plan:



Proposed ground floor plan:



The alterations to the parking arrangements for the premises are considered *de minimis* and would not require planning permission.

Overall, the categories of work that are proposed do not amount to 'development' and do not require planning permission.

Recommendation: <u>Grant</u> Lawful Development Certificate
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Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	29th January 2026	Dated:	30th January 2026