CLIENT

Marks Mill LLP

LOCAL AUTHORITY

East Herts Council

SCHEME DESCRIPTION

Redevelopment of existing employment premises with a residential led mixed use proposal

SERVICES

Direct Access of Counsel
Planning Appeals and Inquiries
Planning Applications

CASE STUDIES

Residential

Effective presentation of evidence at appeal secures planning permission

Swains Mill provided employment space for 14 small local businesses. A planning application was submitted to redevelop the site for 101 residential units and 2,000m² of B1 employment space. Despite negotiating an officer recommendation for approval, the Planning Committee refused permission for three reasons, but primarily owing to the loss of the existing employment premises.

The appeal was heard at an Inquiry, with MRPP providing direct access to Counsel, and an expert witness. Two of the reasons for refusal were negotiated away before the close of the Inquiry, allowing the Inspector to focus on the one substantive reason – the loss of employment premises. The effective presentation of evidence around the correct decision taking approach, the demonstration of numerous advantages and identification of an adequate supply of existing employment premises within the local area, led the Inspector to conclude that *"The limited harm arising from the quantitative loss of employment floor space would not significantly and demonstrably outweigh the substantial benefits"*. The appeal was allowed, and planning permission granted.



