

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:

- Has no adverse visual effect on their property or on its locality.
- Causes no disturbance of any sort.
- Does not cause parking problems by parking commercial or other vehicles by employees and 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.

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 "

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.