

## Youth & Community Office, Alma Road, St Albans



Playschool Nursery LLP wanted to use the redundant youth and community office on Alma Road for nursery purposes. At the time of instruction it was not clear what the lawful use of the building was given the number of different activities that had taken place over the years.

Due-diligence work was undertaken to establish the lawful use and a case was put to the LPA through the submission of a Certificate of Lawfulness (CLOPUD) that the building could be used as a nursery.

This strategy avoided having to submit what would have been a contentious planning application, whilst providing the client and their lenders with the necessary assurances to be able to implement the use lawfully.

### Project Description:

Certificate of Lawfulness for proposed use as a nursery.

### Client:

Playschool Nursery LLP

### Local Authority:

St Albans District Council

### Expertise:

- Planning Strategy ✓
- Lawful Development Cert. ✓
- Due-diligence ✓

