

Date: 16/06/2021
Your Ref: PP-09921012
Our Ref: 2072A



Planning Division
London Borough of Southwark
Development Management (5th floor – hub 2)
PO Box 6459
London
SE1P 5LX

6 New Bridge Street
London EC4V 6AB
T: 020 7489 0213
F: 020 7248 4743
E: info@dwdllp.com
W: dwdllp.com

Dear Sir or Madam

NOTIFICATION FOR PRIOR APPROVAL FOR PROPOSED CHANGE OF USE OF A BUILDING FROM AN OFFICE (USE CLASS B1A) TO 1 NO. RESIDENTIAL UNITS (USE CLASS C3) AT 285-287 RYE LANE, LONDON SE15 4UA

Our client, S G Smith Properties Ltd, has instructed DWD to submit a notification for prior approval for the change of use of the above property from an office (Use Class B1a) to 1no. units (Use Class C3), in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 3, Class O 'offices to dwellinghouses'.

The application has been submitted via the Planning Portal under application reference PP-09921012.

The following documents and drawings are submitted in support of this application:

- Completed and signed Application Form;
- Elevation Photos
- Existing Elevation Plans. Drawing No. 145 / 01. Rev B.
- First Floor Lease Plan. Drawing No. PL9846-02. Rev A. (includes Site Location Plan).
- Annotated First Floor Lease Plan. Drawing No. PL9846-02. Rev A.

The prior approval application fee of £96 has been paid to Southwark Council by telephone.

The Site

285 – 287 Rye Lane (the “Site”) is located within the Peckham major town centre and at the southern end of the Rye Lane protected shopping frontage. The wider site measures 204 sq.m in size and comprises a double fronted use class E retail Use unit with B1(a) offices (now Use Class E) at first floor and C3 residential use at second floor.

The first-floor unit to which this application relates is 76sqm GIA.

This application relates to the first floor only which is currently vacant but was last used as serviced offices in July 2020.

Peckham Rye mainline and TfL railway station is located 450m north of the Site and benefits from a public transport accessibility level of 6a (on a scale of 1 to 6, where 1 is poor and 6b is excellent).

Partners

R J Greeves BSc (Hons) MRICS
G Bullock BA (Hons) BPL MRTPI
A Vickery BSc MRICS IRRV (Hons)
S Price BA (Hons) DipTP MRTPI

A R Holden BSc (Hons) FRICS
G Denning B.Eng (Hons) MSc MRICS
B Murphy BA (Hons) MRUP MRTPI
A Meech BSc MRICS

S Page BA MA (Cantab) MSc MRTPI
P Roberts FRICS Cenv
T Lodeiro BA (Hons) PGDip MSc MRICS
A Pilbrow BSc (Hons) MRICS IRRV(Hons)



The site is within Flood Zone 1, with a low annual probability of flooding, a flood risk assessment is therefore not required.

The site is not located within an area of Special Archaeological Significance as defined on the adopted Proposals Map, or within a Conservation Area.

Pedestrian access to the upper floors is via a separate access to the ground floor commercial unit. This is currently shared between the second-floor residential unit and the first-floor office.

The site has no existing vehicle or cycle parking spaces.

Relevant Planning History

An online search of the planning history at the Property revealed a number of historic applications relating to the application that was granted on 19 August 2016 for the change of use of the ground floor from Class A1 (retail) to Class A3 (restaurant) together with associated alterations to the front and rear elevations.

It is noted that the submitted Planning Statement for application 16/AP/2577 confirms the first floor was in use as an office.

There are no historic applications relating to the first floor of the Property.

Proposed Development

The description of the development is:

“Change of use from offices (Use Class B1a) to 1 residential units (1 x one bed apartment) (Use Class C3)”

Policy Assessment

The below table sets out the wording within the relevant legislation and provides an assessment against each section.

Legislation	Commentary
Permitted Development	
O. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouse) of that Schedule.	The current use of the site is as an office, as identified most recently in application 16/AP/2577. This has been the established use since 1990 with the site becoming vacant in July 2020.
Development Not Permitted	
The building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order— (i) on 29th May 2013, or (ii) in the case of a building which was in use before	The application building has been in use for office purposes since 29 th May 2013, with the office use beginning in 1990.

that date but was not in use on that date, when it was last in use.	
The site is, or forms part of, a safety hazard area.	The site is not within a safety hazard area.
The site is, or forms part of, a military explosives storage area.	The site is not in a military explosives storage area.
The building is a listed building or is within the curtilage of a listed building.	The building is not listed nor within the curtilage of a listed building nor is it a scheduled monument.
The site is, or contains, a scheduled monument.	The building is not a scheduled monument nor does the site contain a scheduled monument.
Conditions	
Transport and highways impact of the development.	<p>The proposed change of use would not have an impact on the highways on the basis that:</p> <ol style="list-style-type: none"> 1. Servicing and delivery would be undertaken in accordance with existing arrangements. 2. Offices tend to give rise to greater vehicle movements than residential and therefore the new use will result in an improvement in the highways use by vehicles. 3. The need for car journeys is reduced by the highly sustainable location of the site. <p>It is therefore considered that the application is not likely result in a material increase or a material change in the character of traffic in the vicinity of the site (in accordance with Paragraph W, part 5).</p>
Contamination risks on the site.	The site has no known historic use that would suggest that there are any contamination issues relating to it. The proposal relates to the first

	<p>floor of the site and the ground conditions will not be affected by the works.</p> <p>The ground floor of the property is used as a restaurant and the second floor for residential accommodation, both of which are not considered to give rise to contamination concerns.</p> <p>It is therefore considered that there are no discernible contamination risks that would arise as a result of the conversion proposals.</p>
Flooding risks on the site.	The site lies outside of any flood risk area identified on the Environment Agency's flood risk for planning map. The site is less than 1 ha and lies in Flood Zone 1 which indicates that a Flood Risk Assessment is not required to accompany a planning application.
Impacts of noise from commercial premises on the intended occupiers of the development.	<p>The property is within a mixed-use area characterised by offices, retail and residential uses.</p> <p>The unit has existing double glazing on the windows and therefore a notable level of sound insulation is provided.</p> <p>It is not considered that the surrounding uses are noise generating uses, or that the proposed residential use in this area is inappropriately located.</p>
The provision of adequate natural light in all habitable rooms of the dwellinghouses.	As demonstrated by the submitted floor plans, the proposal will provide windows to all habitable rooms within the dwelling house.
Paragraph W	
Paragraph W requires a written description of the development, plans of the proposed development and the developers contact details.	These have all been provided above or as part of the submitted application form.
A statement specifying the net increase in dwellinghouses proposed by the development.	1 new dwelling house is proposed.
A floor plan indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the	This is provided on the submitted plans and photographs.

position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses.	
Space Standards	
<p>Schedule 2 of the GPDO does not grant permission for, or authorise any development of, any new dwellinghouse:</p> <p>(a) where the gross internal floor area is less than 37 square metres in size; or</p> <p>(b) that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015.</p>	The proposed unit complies with space standards as it is over 50sqm for a one-bed two-person unit.

Summary

It is considered that the above assessment demonstrates the ability for the site to implement part O of the GPDO.

I trust the above is acceptable, however if you have any questions, please do not hesitate to contact me on the signed details.

Yours faithfully,



James Smith MRTPI

Senior Planner

DWD

James.smith@dwdllp.com

02074894833