For office use

Southwark Council
Regeneration and neighbourhoods
Planning & transport
Development management
PO Box 64529
London SE1P 5LX
Website: www.southwark.gov.uk/planning

1. Site Address

Company name

Address line 1

Address line 2

S G Smith Properties Ltd

c/o Agent

Council

email: planning.enquiries@southwark.gov.uk tel: 020 7525 5403

An application to determine if prior approval is required for a proposed:

Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3).

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Number		
Suffix		
Property name	First Floor	
Address line 1	285-287 Rye Lane	
Address line 2		
Address line 3		
Town/city	London	
Postcode	SE15 4UA	
Description of site loca	tion must be completed if postcode is not known:	
Easting (x)	534466	
Northing (y)	175883	
Description		
2. Applicant Deta	nils	
Title		
First name		
Surname	-	

Address line 3 Country	Activess line 3 Townfolly Country Postcode Are you an agent acting on behalf of the applicant? Primary number Secondary number Email address 3. Agent Details Title Mr First name Jamos Suname Suname DWD LLP Address line 1 6. New Bridge Street Address line 2 Address line 3 Townfolly London Country Postcode ECAY 6AB Primary number Fax number Email 4. Eligibility Wes the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))? Post Suname A Primary number Secondary number Secondary number Fax number Email				
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Country Postcode Are you an agent acting on behalf of the applicant? Are you an agent acting on behalf of the applicant? Secondary number Email address Title Mr First name James Sumane Sumane DWD LLP Address line 1 8 New Bridge Street Address line 2 Address line 3 Town/chy London Country Postcode ECAV &AB Primary number Secondary number Fax number Email At Eligibility Was she building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))? © Yes © No	Country - Postcode Aris you an agent acting on behalf of the applicant?	Address line 3	-		
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Postcode EC4V 6AB Primary number Secondary number Fax number Email 4. Eligibility Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))? • Yes • No	Postcode EC4V 6AB Primary number Secondary number Fax number Email 4. Eligibility Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))? • Yes • No	Town/city	London		
Primary number Secondary number Fax number Email 4. Eligibility Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))? • Yes • No	Primary number Secondary number Fax number Email 4. Eligibility Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))?	Country			
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		4. Eligibility			
Is any part of the land, site or building: • in a safety hazard area; • in a military explosives storage area; • a scheduled monument (or the site contains one); • a listed building (or within the curtilage of a listed building)	Is any part of the land, site or building: • in a safety hazard area; • in a military explosives storage area; • a scheduled monument (or the site contains one); • a listed building (or within the curtilage of a listed building)	Was the building in use	e on 29 May 2013 (or when last in use before that date) a	s an Office (Use Class B1(a))?	● Yes □ No
		Is any part of the land, • in a safety hazard ar • in a military explosive • a scheduled monume • a listed building (or w	site or building: ea; es storage area; ent (or the site contains one); vithin the curtilage of a listed building)		☑ Yes

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including (from 1 August 2020) details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

5. Description of Proposed Works,	Impacts and Risks	
Change of use from offices (Use Class B1a) t	o 1 residential units (1 x one bed apartment) (Use Class C3)	
What will be the net increase in dwellinghouses? This figure should be the number of dwellinghouses proposed by the developmenthat is additional to the number of dwellinghouses on the site immediately prior the development.		
Please provide details of any transport and hi	ghways impacts and how these will be mitigated:	,
Please see submitted Cover Letter.		
Please provide details of any contamination ri	sks and how these will be mitigated:	
Please see submitted Cover Letter.		
Please provide details of any flooding risks ar A flood risk assessment should accompany th • is in Flood Zones 2 or 3; or • is in an area with critical drainage problems Check if your site location is in Flood Zone 2 of Check with your Local Planning Authority to s	nd how these will be mitigated. ne application where the site: (such areas will have been notified to the Local Planning Authority by the Eor 3 online. ne if your site is in an area with critical drainage problems.	nvironment Agency).
Please see submitted Cover Letter.		
Please provide details of the impacts of noise Note that 'commercial premises' means any p application including any licensed premises o	from commercial premises on the intended occupiers of the development a remises normally used for the purpose of any commercial or industrial under any other place of public entertainment.	nd how this will be mitigated. rtaking which existed on the date of this
Please see submitted Cover Letter.		
6. Site Information Fitle number(s) Please add the title number(s) for the existing	building(s) on the site. If the site has no title numbers, please enter "Unregis	stered"
Title Number LN3537		
Energy Performance Certificate		
	have an Energy Performance Certificate (EPC)?	⊚ Yes
7. Vehicle Parking		
_	parking spaces or will the proposed development add/remove any parking	○ Yes
3. Occupation Status		
Please indicate the occupation status of the o	ffice in question	● Vacant○ Partially vacant○ Occupied
9. Electric vehicle charging points		
Do the proposals include electric vehicle char	ging points and/or hydrogen refuelling facilities?	
10. Supercoded concerts		
10. Superseded consents	ncent(c)?	OV. ON
Does this proposal supersede any existing co	119 5 111(9):	Q Yes ● No

11. Development [Dates												
When are the building w	orks expe	ected to c	ommence?										
Month	October	October											
Year	Year 2021												
When are the building w	orks expe	ected to b	e complete?										
Month	Novembe	er											
Year	2021												
12. Scheme and D	evelop	er Infor	mation										
Scheme Name													
Does the scheme have											● No		
Developer Information													
Has a lead developer be	een assig	ned?								□ Yes 《	● No		
13. Residential Un	ite												
Does this proposal invo		ddition of a	any self-contained re	esidential units	or stud	lent accor	nmodatio	n (includir	na those	® Voc. (⊇ No		
being rebuilt)?			,					(3	@ 1C3 \	2 INO		
Residential Units to be	added												
Please provide details for	or each se	eparate ty	pe and specification	of residential	unit beir	ng provide	ed.						
Units Gained													
Unit type		Units	Tenure		GIA	Habita ble rooms	Bedroo ms	M4(2)	M4(3)(2a)	M4(3)(2b)	Shelter ed Accom modati	Older Person s Housin	Garden Land
											on	g	
Flat, Apartment or Ma	aisonette	1	Market for Rent	7	76	3	1						
Please add details for ev	very unit o	of commu	nal space to be adde	ed									
Who will be the provide unit(s)?	r of the pr	roposed	Private										
Total number of residential units proposed 1													
Total residential GIA (G Area) gained	ross Inter	rnal Floor	76										
14. Existing and P	ropose	d Uses											
Please add details of the any proposed new uses	- e Gross In	nternal Are	ea (GIA) for all curre	nt uses and ho	ow this v	will chang	e based o	on the pro	posed de	velopmen	t. Details o	of the floo	r area for
Following changes to Us	se Classe	s on 1 Se	otember 2020: The	list includes th Classes F and	e now re	evoked U To provid	se Classe e details i	s A1-5, B	1, and D1 to these	-2 that sh select 'Otl	ould not b	e used in	most use where
cases. Also, the list does prompted. View further i contact our service desk	nformatio to resolv	n on Use re this.	Classes. Multiple 'O	ther' options c	an be a	dded to c	over each	individua	al use. If the	ne 'Other'	option is r	not display	ed, please

14. Existing and Proposed Uses							
Use Class		Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)			
B1(a) - Office (other than A2)		76	76	0			
C3 - Dwellinghouses		0	0	76			
Total		76	76	76			
15. Waste and recycling provision							
Does every unit in this proposal (residential and dry recycling, food waste and residual waste?	non-residential) have dedicated internal	and external storage sp	ace for ⊚ Yes	No			
16. Utilities							
Water and gas connections							
Number of new water connections required	0						
Number of new gas connections required	0						
Fire safety							
Is a fire suppression system proposed?	Is a fire suppression system proposed? ○ Yes ○ No						
Internet connections							
Number of residential units to be served by full fibre internet connections	0						
Number of non-residential units to be served by full fibre internet connections	0						
Mobile networks							
Has consultation with mobile network operators been carried out? ○ Yes ○ No							
47. Environmental Impacts							
17. Environmental Impacts Community energy							
Will the proposal provide any on-site community	⊋Yes ⊚I	No					
Heat pumps							
Will the proposal provide any heat pumps?			⊋Yes ⊚I	No			
Solar energy							
Does the proposal include solar energy of any kind?				No			
Passive cooling units							
Number of proposed residential units with passive cooling	0						
Emissions							
NOx total annual emissions (Kilograms)	0.00						
Particulate matter (PM) total annual emissions (Kilograms)	0.00						
Greenhouse gas emission reductions							
Are the on-site Greenhouse gas emission reduce 2013?	tions at least 35% above those set out in	Part L of Building Regu	lations OYes OI	No			

17. Environmental	l Impacts	
Green Roof		
Proposed area of 'Gree (Square metres)	n Roof' to be added	0.00
Urban Greening Facto	r	
Please enter the Urban	Greening Factor score	0.00
Residential units with	electrical heating	
Number of proposed re- electrical heating	sidential units with	0
Reused/Recycled mate	erials	
Percentage of demolition to be reused/recycled	on/construction material	0
18. Declaration		
		ed in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of d accurate and any opinions given are the genuine opinions of the person(s) giving them.
Date (cannot be pre-	16/06/2021	