



Civic Offices, 2 Watling Street, Bexleyheath DA6 7AT

020 8303 7777 developmentcontrol@bexley.gov.uk www.bexley.gov.uk

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

change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Takeaways (Class A3), Betting Offices, Pay Day Loan Shops or Launderettes (Sui Generis Uses); or a Mixed Use combining use as a Dwellinghouse (Class C3) with a Shop (Class A1) or Financial and Professional Service (Class A2), Betting Office, Pay Day Loan Shop or Launderette (Sui Generis Uses); to Dwellinghouses (Class C3) and for building operations reasonably necessary for the conversion.

under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 3, Class M

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.

Site Address

Number	274
Postfix	
Property name	
Address line 1	Sherwood Park Avenue
Address line 2	
Address line 3	
Town/city	Sidcup
Postcode	DA15 9JN

Description of site location must be completed if postcode is not known:

Easting (x)	547308
Northing (y)	174194

Description

Applicant Details

Mr
S [REDACTED]
Rihal
Sandstone Homes
285 Broadway

Address line 2	Sandstone Homes
Address line 3	Bexleyheath
Postcode/city	Bexley
Country	
Postcode	DA6 8DG

Are you an agent acting on behalf of the applicant?

Yes No

Company number	
Secondary number	
Telephone number	
Full address	

Agent Details

Mr	
First name	Brian
Family name	MacEntee
Company name	BMAD Ltd
Address line 1	Mackintosh House
Address line 2	136 Newport Road
Address line 3	
Postcode/city	Cardiff
Country	
Postcode	CF24 1DJ
Company number	
Secondary number	
Telephone number	
Full address	

Eligibility

Is the use of the building on 20th March 2013 (or the last use before that date) one of the following:
use within Class A1 (Shops) or Class A2 (Financial and Professional services);
use as a betting office, pay day loan shop or launderette; or
mixed use combining use as a dwellinghouse with one of the above uses;
use within Class A5 (Hot Food Takeaways)

Yes No

Is the building's use within Class A1 (Shops) or Class A2 (Financial and Professional services) only granted by a
change of use under permitted development rights?
Select 'No' if not relevant)

Yes No

Has the total combined floor space in the building (previously and in this proposal) changed to Class C3
(dwellinghouses) exceed 150 square metres?

Yes No

the external dimensions of the resulting building extend beyond the existing building at any point?

Yes No

the building:

- a conservation area;
- an area of outstanding natural beauty;
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty amenity of the countryside;
- the Broads;
- a National Park;
- a World Heritage Site;
- a site of special scientific interest;
- a safety hazard area;
- a military explosives storage area;
- listed building; or
- scheduled monument.

Yes No

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

The proposed development is to convert the rear of an existing Licensed Betting premises (Class - Sui generis) into a 2 person/1 Bed studio apartment (Class - C3). The building is currently occupied by a Licensed Betting premises (Class - Sui generis) and has been since approval was granted for Change of use from pub/restaurant (Class - A3) to Licensed Betting premises (Class - A2) on 26 Sep 2008. The proposal included the inclusion of new windows for natural light.

Are any associated building works or other operations required to make this change? Please state that such works are restricted to those reasonably necessary to convert the building for use as a dwellinghouse (including partial demolition).

Yes No

If Yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations (including partial demolition):

There will be minimal alterations to the existing property. The property will not be extended beyond its existing footprint. The existing rear of the property will not be altered by the inclusion of a new door, window and access stairs. These new windows will be of black PVCu frames to match the existing black painted doors and darkgrey single ply roof. The existing buff coloured facing brickwork will remain. There will be no alterations to the existing visible side elevation or roof.

What will be the net increase in dwellinghouses? The figure should be the number of dwellinghouses proposed by the development in addition to the number of dwellinghouses on the site immediately prior to development.

1

Please provide details of any transport and highways impacts and how these will be mitigated:

The site is served well by Public Transport. Bus stops are located close nearby on both Penhill Road and Blackfen Road (TfL services 132, B13 & N21). There are also overground rail services from both Albany Park (Charing Cross – Gravesend) and Bexleyheath (Victoria – Dartford) around 1km south and north respectively. There is an existing yard to the rear of the property for parking and storage of bicycles. This is to be enclosed with a fence and gates for privacy and security. It is apparent that proposed 2 person/1 bed flat would have no noticeable impact on the local transport and highways.

Please provide details of any contamination risks and how these will be mitigated:

The shopping precinct and surrounding housing on Sherwood Park Avenue was constructed in the late 1920s or early 1930s and has been in the same use since. The land was on the outskirts of the Village of Blendon and previously the land was used for arable or pasture/grazing. There is no evidence of industry operations or mineral extraction ever being undertaken on the site and it is therefore assumed that the risk of contamination on the site is very low to non-existent.

Please provide details of any flooding risks and how these will be mitigated:

A Flood Risk Assessment should accompany the application where the site: is in Flood Zones 2 or 3; or is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency). Check if your site location is in Flood Zone 2 or 3 online. Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Is the site not identified as lying within a Flood Risk zone and due to the nature of the development, no additional runoff water will be resultant from its construction.

Please provide details of the impact on the adequate provision of services based on the loss of the building's current use.

For example: Would there be a reasonable prospect of the building being used under its current use class going forward? Would a unique shop, takeaway, launderette, professional or financial service be lost from the area if the use is changed?

The existing building already has connections to all required services. Major required domestic services (Water, Electric, Gas, Telecoms) are already available for the property and both foul and surface water drainage connections are extant to the rear of the property. They discharge into the existing mains drainage network and it is not envisaged that proposals will increase output of waste water into the system. A dedicated refuse collection and storage area has been identified in the rear yard of the property. This will have sufficient capacity for the council's defined requirements for both recycling and general waste for a domestic property. The proposal is for a 1 bed flat to the rear of an existing Licensed Betting premises. The majority of the Licensed Betting premises is to remain in use as-is.

As the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

shopping precinct at Sherwood Park Avenue is well established and has been so since its construction in the late 1920s – early 1930s. The current building's use as a Licensed Betting Shop will be maintained for the majority of the property and for the foreseeable future.

Site Information

Title 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 "Unregistered"

Title Number	SGL704044
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Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

Please provide the number of existing and proposed parking spaces.

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	1	0

Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes No

Superseded consents

Does this proposal supersede any existing consent(s)?

Yes No

Development Dates

When are the building works expected to commence?

Month:

Year:

When are the building works expected to be complete?

Month:

Year:

Scheme and Developer Information

Scheme Name

Does the scheme have a name?

Yes No

Developer Information

Is a lead developer been assigned?

Yes No

Residential Units

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)? Yes No

Residential Units to be added

Please provide details for each separate type and specification of residential unit being provided.

Units Gained

Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Gardens
Flat, Apartment or Maisonette	1	Market for Rent	42	2	1						

Please add details for every unit of communal space to be added

Who will be the provider of the proposed unit(s)?

Private rented sector

Total number of residential units proposed

1

Total residential GIA (Gross Internal Floor Area) gained

42

Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use will be adopted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

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)
G - Sui Generis	101.1	42.5	41.6
Total	101.1	42.5	41.6

Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for recycling, food waste and residual waste? Yes No

Utilities

Water and gas connections

Number of new water connections required

0

Number of new gas connections required

0

Fire safety

fire suppression system proposed?

Yes No

Internet connections

number of residential units to be served by full fibre internet connections

1

number of non-residential units to be served by fibre internet connections

1

Mobile networks

consultation with mobile network operators been carried out?

Yes No

Environmental Impacts

Community energy

does the proposal provide any on-site community-owned energy generation?

Yes No

Heat pumps

does the proposal provide any heat pumps?

Yes No

Solar energy

does the proposal include solar energy of any kind?

Yes No

Air conditioning cooling units

number of proposed residential units with air conditioning cooling units

0

CO₂ emissions

CO₂ total annual emissions (Kilograms)

1.00

PM₁₀ particulate matter (PM) total annual emissions (Kilograms)

1.00

Greenhouse gas emission reductions

will the on-site Greenhouse gas emission reductions be at least 35% above those set out in Part L of Building Regulations 2013?

Yes No

Green Roof

proposed area of 'Green Roof' to be added (square metres)

0.00

Urban Greening Factor

please enter the Urban Greening Factor score

0.00

Residential units with electrical heating

number of proposed residential units with electrical heating

1

Demolition/Recycled materials

percentage of demolition/construction material reused/recycled

25

Declaration

I/we hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-qualified)

28/06/2021