

## Development Planning

The Woolwich Centre  
35 Wellington Street  
Woolwich SE18 6HQ

For office use only
Date received
Date valid
Fee paid
Application No.



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.

### 1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

### 2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

## 2. Applicant Details

Town/city	London
Country	
Postcode	W1G 0DT
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	
Secondary number	
Fax number	
Email address	

## 3. Agent Details

Title	
First name	Daniel
Surname	Rose
Company name	D. Rose Planning LLP
Address line 1	19-20 Bourne Court
Address line 2	Southend Road
Address line 3	
Town/city	Woodford Green
Country	United Kingdom
Postcode	IG8 8HD
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

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)  Yes  No

## 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

Change of use from B1a offices to 209 residential units (74 x 1 bedroom/1 person, 60 x 1 bedroom/2 person and 75 x 2 bedroom/3 person)

## 5. Description of Proposed Works, Impacts and Risks

The application is supported by an Internal daylight and sunlight report which concludes that all habitable rooms achieve the ADF target value for their room use. The consultants further conclude that the sunlight test results are excellent for an urban location.

What will be the net increase in dwellinghouses?  
This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

209

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

The application is supported by a Transport Statement which assesses the impact of the proposed change of use and highlights the site's excellent access by public transport and by foot. 314 covered and secure bicycle spaces are proposed for future residents with 5 short-term visitor spaces. The development would be car free save for on-site disabled parking provision. Details of deliveries and servicing arrangements have been outlined and swept path analysis has been undertaken.

Trip generation analysis has demonstrated that the proposed change of use represents a betterment in terms of impact on the local highway network during peak hours and is not anticipated to result in any material change in character of trips across the local transport network.

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

A Phase 1 Environmental Report has been submitted in support of the application. The report concludes that no significant contamination sources have been identified and that no further site investigation is necessary.

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.

The application is supported by a Flood Risk Assessment (FRA) and it is noted that the site is within flood zone 1. The FRA concludes that the proposals are consistent with the aims of the NPPF and the Local Flood Risk Management Strategy. The site can be developed without increasing the risk of flooding on site or elsewhere, and the proposed units will not be at an unacceptable risk of flooding from rivers, surface water, groundwater, sewers, or artificial sources.

Please provide details of the impacts of noise from commercial premises on the intended occupiers of the development and how this will be mitigated.

Note that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of this application including any licensed premises or any other place of public entertainment.

The application is supported by an Environmental Noise Survey and Acoustic Design Statement Report. The report highlights that the impact from commercial premises is low (including plant) and further concludes that the site is suitable for residential use.

## 6. 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	TGL60503
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Title Number	TGL996939
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Title Number	TGL298384
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Title Number	TGL298375
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### Energy Performance Certificate

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

Yes  No

## 7. 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.

## 7. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	42	0	-42
Disabled persons parking	0	21	21
Cycle Spaces	0	319	319

## 8. Occupation Status

Please indicate the occupation status of the office in question

Vacant  Partially vacant  
 Occupied

## 9. Electric vehicle charging points

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

Yes  No

Please add details of the charging points.

Active charging points: Fully installed and ready to use.

Passive charging points: Electrical infrastructure/capacity in place to allow charging points to be installed.

Charging points	Active	Passive
Other	4	17
Total charging points	4	17

## 10. Superseded consents

Does this proposal supersede any existing consent(s)?

Yes  No

## 11. Development Dates

When are the building works expected to commence?

Month

Year

When are the building works expected to be complete?

Month

Year

## 12. Scheme and Developer Information

### Scheme Name

Does the scheme have a name?

Yes  No

### Developer Information

Has a lead developer been assigned?

Yes  No

### 13. 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	Garden Land
Flat, Apartment or Maisonette	209	Market for Rent	0	0	0						

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

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

Private

Total number of residential units proposed

209

Total residential GIA (Gross Internal Floor Area) gained

0

### 14. 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 any 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 where prompted. 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)
B1(a) - Office (other than A2)	15054	15054	0
C3 - Dwellinghouses	0	0	15054
Total	15054	15054	15054

### 15. Waste and recycling provision

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

### 16. Utilities

#### Water and gas connections

Number of new water connections required

209

Number of new gas connections required

0

#### Fire safety

Is a fire suppression system proposed?

Yes  No

#### Internet connections

## 16. Utilities

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

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

### Mobile networks

Has consultation with mobile network operators been carried out?  Yes  No

## 17. Environmental Impacts

### Community energy

Will the proposal provide any on-site community-owned energy generation?  Yes  No

### Heat pumps

Will the proposal provide any heat pumps?  Yes  No

### Solar energy

Does the proposal include solar energy of any kind?  Yes  No

### Passive cooling units

Number of proposed residential units with passive cooling

### Emissions

NOx total annual emissions (Kilograms)

Particulate matter (PM) total annual emissions (Kilograms)

### Greenhouse gas emission reductions

Are the on-site Greenhouse gas emission reductions 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)

### Urban Greening Factor

Please enter the Urban Greening Factor score

### Residential units with electrical heating

Number of proposed residential units with electrical heating

### Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

## 18. 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 my/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-application)