



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

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

under 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.

Site Address

Number	<input type="text"/>
Postcode	<input type="text"/>
Property name	Cray House
Address line 1	Maidstone Road
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Sidcup
Postcode	DA14 5HU

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

Easting (x)	547657
Northing (y)	170880

Description

Applicant Details

Applicant name	<input type="text"/>
Company name	<input type="text"/>
Property name	Kames Capital Active Value Property
Address line 1	The Leadenhall Building
Address line 2	122 Leadenhall Street
Address line 3	<input type="text"/>

City: London
Country: United Kingdom
Postcode:

Are you an agent acting on behalf of the applicant? Yes No

Primary number: [REDACTED]
Secondary number:
Number:
Email address: [REDACTED]

Agent Details

Prefix: Miss
First name: Ellie
Last name: Burrough
Company name: hgh Consulting
Address line 1: 45 Welbeck St
Address line 2: Marylebone
Address line 3:
City: London
Country: United Kingdom
Postcode: W1G 8DZ
Primary number: 07597794888
Secondary number:
Number:
Email: eburrough@hghconsulting.com

Eligibility

Is 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:
a safety hazard area; Yes No
a military explosives storage area;
scheduled monument (or the site contains one);
listed building (or within the curtilage of a listed building)

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 buildings.

Please see cover letter and Daylight Assessment submitted with application.

at will be the net increase in
llinghouses?
3 figure should be the number of
llinghouses proposed by the development
is additional to the number of
llinghouses on the site immediately prior to
development.

57

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

ase see cover letter and Transport Assessment submitted with application.

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

ase see cover letter and Preliminary Geo-Environmental Risk Assessment submitted with application.

ase provide details of any flooding risks and how these will be mitigated.

ood risk assessment should accompany the application where the site:

in Flood Zones 2 or 3; or

in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

ack if your site location is in Flood Zone 2 or 3 online.

ack with your Local Planning Authority to see if your site is in an area with critical drainage problems.

ase see cover letter, Flood Risk Assessment and Flood Warning and Evacuation Plan submitted with application.

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

ee that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of t
lication including any licensed premises or any other place of public entertainment.

ase see cover letter and Noise Assessment submitted with application.

Site Information

umber(s)

ase add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

itle Number

SGL610368

Energy Performance Certificate

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

Yes No

ase enter the reference number from the
st recent Energy Performance Certificate
(. 1234-1234-1234-1234)

0599-9662-9430-3900-6003

Vehicle Parking

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

ase provide the number of existing and proposed parking spaces.

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

ype of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
otorcycles	2	2	0
ars	86	86	0
ycle Spaces	0	57	57
isabled persons parking	3	3	0

ase indicate the occupation status of the office in question

Vacant Partially vacant
 Occupied

Electric vehicle charging points

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

Yes No

Superseded consents

is 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

Has 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
lat, Apartment or Maisonette	3	Market for Sale	39	1	1						
lat, Apartment or Maisonette	6	Market for Sale	41	1	1						
lat, Apartment or Maisonette	6	Market for Sale	50	2	1						
lat, Apartment or Maisonette	20	Market for Sale	51	2	1						
lat, Apartment or Maisonette	4	Market for Sale	52	2	1						
lat, Apartment or Maisonette	5	Market for Sale	62	3	2						
lat, Apartment or Maisonette	6	Market for Sale	63	3	2						
lat, Apartment or Maisonette	2	Market for Sale	73	3	2						
lat, Apartment or Maisonette	2	Market for Sale	76	3	2						
lat, Apartment or Maisonette	2	Market for Sale	86	4	3						
lat, Apartment or Maisonette	1	Market for Sale	89	4	3						

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

Units	GIA
	187
	54
	86
	66
	68
	52
	20
	17

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

Total number of residential units proposed

Total residential GIA (Gross Internal Floor area) gained

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 warranted. 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)
1(a) - Office (other than A2)	5907	5907	0
3 - Dwellinghouses	0	0	5907
Total	5907	5907	5907

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

Number of new gas connections required

Fire safety

Is a fire suppression system proposed? Yes No

Internet connections

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

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

Mobile networks

Has 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

Variable cooling units

Number of proposed residential units with variable cooling

Particulate emissions

Maximum total annual emissions (Kilograms)

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

Greenhouse gas emission reductions

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

Demolition/Recycled materials

Percentage of demolition/construction material re-used/recycled

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)
