



For office use

Application for Planning Permission.
Town and Country Planning Act 1990

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	369
Suffix	
Property name	
Address line 1	Blackfen Road
Address line 2	
Address line 3	
Town/city	Sidcup
Postcode	DA15 9NJ

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

Easting (x)	546655
Northing (y)	174438
Description	

2. Applicant Details

Title	Mr
First name	[REDACTED]
Surname	Clarke
Company name	Hestia
Address line 1	Maya House
Address line 2	134-138 Borough High Street
Address line 3	
Town/city	London
Country	

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?
(numeric characters only).

Unit

5. 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	369
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Energy Performance Certificate

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

Yes No

Public/Private Ownership

5. Site Information

What is the current ownership status of the site?

Public Private Mixed

6. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Planning permission is sought for the change of use from residential to a hostel, under Sui Generis, and a single storey rear extension at 369 Blackfen Road, London, DA15 9NJ.

The aim has been to create the provision of residential accommodation and high quality architecture that is sensitive to the amenities of the surrounding buildings. To this end, the following design considerations have been included within the scheme:

3.1 PROPOSED USAGE OF THE PROPERTY

- The property will be used as short stay accommodation for people with a Mental Health need. Average length of stay will be 72 hours. These people will be referred to Hestia by Oxleas NHS Trust, following triage by NHS staff. All referrals will be planned.
- The service will be operational 24/7 365 days per year. There will be a minimum of 2 staff on site at any one time. These staff will not be sleeping on site.
- There will be CCTV on site and two parking spaces on the driveway. These spaces will not be designated, but are likely to be used by staff and those dropping off residents such as taxi drivers.

3.2 ROOM SIZES

- Rooms have been sized in accordance with the London Borough of Bexley's 'General Property Standards for Property Licensing' 'Additional Standards for HMO Property' as follows:
- The scheme includes 7 bedrooms, each with an area that exceeds the minimum standard of 6.52m² for single rooms in shared houses.
- Bedrooms 3 and 4 have en-suite bathrooms.
- There are 2 communal bathrooms, each with area in excess of 3m² and an additional 2 WCs. Each of the communal bathrooms will benefit from natural light.
- The hostel will include a living room of 14m² and kitchen/ diner of 17.6m².
- There will be an office for support staff of 10.8m² with close access to WC facilities.
- In order to provide natural light and a view out to Bedroom 2, the scheme includes a small window to the proposed west elevation. The window will be UPVC/ aluminium framed to match the existing windows; it will also match existing windows in terms of scale and proportion.

3.3 SINGLE STOREY EXTENSION DESIGN

- In order to provide a generously sized living space, the scheme includes a modestly sized, single storey, rear extension. The extension is restricted to 2m in projection from the existing rear wall of the building and the height of the extension is 2.88m (less than 3m) at the boundary with no. 371 Blackfen Road.
- Materials of the extension will match existing, with painted rendered walls and UPVC/ aluminium framed double glazed doors and windows.

3.4 TRANSPORT AND REFUSE CONSIDERATIONS

- Situated at the front of the property, the application scheme includes:
 - o2 No. parking bays that are served by 2 existing dropped curbs;
 - o8 No. covered cycle spaces;
 - oRefuse storage, with an allowance for 5 No. 40 litre bins that can be a mixture of recycling bins and regular waste bins.

Has the work or change of use already started?

Yes No

7. Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

Yes No

Do the proposals cover the whole existing building(s)?

Yes No

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?
If the proposal does not include affordable housing, select 'No'.

Yes No

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference	369
Maximum height (Metres)	7
Number of storeys	2

Loss of garden land

Will the proposal result in the loss of any residential garden land?

Yes No

Projected cost of works

Please provide the estimated total cost of the proposal

Over £100m

8. Vacant Building Credit

Does the proposed development qualify for the vacant building credit?

Yes No

9. Superseded consents

Does this proposal supersede any existing consent(s)?

Yes No

10. Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail	Commencement Month	Commencement Year	Completion Month	Completion Year
Entire Development	November	2021	March	2022

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name?

Yes No

Developer Information

Has a lead developer been assigned?

Yes No

12. Existing Use

Please describe the current use of the site

Residential

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

13. 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)
SG - Sui Generis	137	0	8
Total	137	0	8

14. Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Painted rendered walls
Description of proposed materials and finishes:	Painted rendered walls to match existing

Roof	
Description of existing materials and finishes (optional):	Tiled roof
Description of proposed materials and finishes:	Single ply membrane flat roof

Windows	
Description of existing materials and finishes (optional):	Aluminium/ UPVC windows
Description of proposed materials and finishes:	Aluminium/ UPVC windows to match existing

Doors	
Description of existing materials and finishes (optional):	Aluminium/ UPVC doors
Description of proposed materials and finishes:	Aluminium/ UPVC doors to match existing

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Timber boundary fence
Description of proposed materials and finishes:	Painted render wall of extension and existing timber boundary fence

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Hard standing concrete slabs
Description of proposed materials and finishes:	Hard standing concrete slabs, as existing

Lighting	
Description of existing materials and finishes (optional):	Not applicable
Description of proposed materials and finishes:	Not applicable

Other Not applicable	
Description of existing materials and finishes (optional):	Not applicable
Description of proposed materials and finishes:	Not applicable

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

14. Materials

Existing plans, elevations and sections: D01, D02, D03, D04, D05, D06, D07, D08, D09
Proposed plans, elevations and sections: D11, D12A, D13, D14, D15, D16, D17A, D18A, D19
Design and Access Statement

15. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

16. 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	3	2	-1

17. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities? Yes No

18. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

19. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

19. Assessment of Flood Risk

- Existing water course
- Soakaway
- Main sewer
- Pond/lake

20. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

- a) Protected and priority species:
- Yes, on the development site
 - Yes, on land adjacent to or near the proposed development
 - No
- b) Designated sites, important habitats or other biodiversity features:
- Yes, on the development site
 - Yes, on land adjacent to or near the proposed development
 - No
- c) Features of geological conservation importance:
- Yes, on the development site
 - Yes, on land adjacent to or near the proposed development
 - No

21. Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space? Yes No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation? Yes No

22. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

D11

23. Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal? Yes No

23. Water Management

Please state the expected internal residential water usage of the proposal (litres per person per day)

1.00

Does the proposal include the harvesting of rainfall?

Yes No

Does the proposal include re-use of grey water?

Yes No

24. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

25. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes No

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes No

26. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

27. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

Room type	Number of rooms lost	Number of rooms added	How many proposed rooms are M4(2) compliant	How many proposed rooms are M4(3)(2a) compliant	How many proposed rooms are M4(3)(2b) compliant
Hostel Room	0	7	7	7	7

Provision for older people

Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2)

0

Older persons supported and specialised accommodation - Hostel (Sui Generis Use)

0

28. 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

29. 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?

Yes No

Internet connections

29. Utilities

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

30. 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

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 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)

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

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

31. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

32. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

33. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

33. Industrial or Commercial Processes and Machinery

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

34. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

35. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

36. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	21/01351/PREAPP

Date (Must be pre-application submission)

Details of the pre-application advice received

In order to establish a dialogue with the Planning Department at the London Borough of Bexley, it was decided to pursue a pre-application submission – with the aim of developing a scheme that would receive the support of the Planning Department at full planning application stage.

SUMMARY OF HIGH-LEVEL FEEDBACK

The key feedback from the officer's pre-application report was that, providing that an application was made for a change of use from residential to a hostel under Sui Generis, rather than for a conversion to an HMO property, the application 'would be considered acceptable in principle'. Furthermore, in terms of the proposed single-storey, rear extension 'due to the location of the rear extension it would not be visible from the streetscene and as such would not have a significant impact on the local area' and also 'due to the modest scale and form of the structure it is also not considered that it would be detrimental to the existing building' and also 'due to the position of the structure it is not considered that it would have any additional impact on the amenities of the neighbouring occupiers in terms of loss of light, overbearance or overshadowing.'

The pre-application also confirms the following:

'The proposal anticipates one bathroom and two WCs at ground level and one bathroom and two en-suite bathrooms at first floor level. In addition, a separate kitchen / diner and living room would be provided that are sufficiently separated. This would be considered acceptable for a facility of this size and occupancy level.'

'The unit would be provided with a rear garden that would measure approximately 100m2. The garden would offer raised beds, a shed and a summer house for use by the staff and occupants of the facility. It is considered that this provision would be acceptable for the maximum occupancy level of the unit.'

'The proposal would increase the number of habitable rooms within the property. However, the proposed internal reorganisation of the habitable rooms would not result in an increased chance of overlooking or loss of privacy to the neighbouring properties above that which would be expected from a typical residential layout.'

'With regard to noise, the total number of occupants within the property would be 7 plus staff members. It is not considered that the number of occupants or use of the service would cause a significant level of harm to the amenities of the surrounding residential properties.'

37. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

37. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

38. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

39. Declaration

I/we hereby apply for planning permission/consent 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)