



**D&M PLANNING** Ltd  
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Our Ref: 012/22/MS

Planning Support & Local Land Charges  
London Borough of Southwark  
Planning & Growth  
PO Box 64529  
London  
SE1P 5LX

Dear Sirs,

**RE:** APPLICATION FOR CHANGE OF USE OF OFFICE TO TWO RESIDENTIAL UNITS  
AND INTERNAL ALTERATIONS

**ADDRESS:** UNIT 4, ST SAVIOURS WHARF, LONDON

**LPA REF:** 22/AP/1442

I write following the submission of the above application and the receipt of the validation response, specifically with regards to the recently adopted Policy P1.

Policy P1 states:

*Development that creates 9 homes or fewer (inclusive) must provide the maximum amount of social rented and intermediate homes or a financial contribution towards the delivery of new council social rented and intermediate homes with a minimum of 35% subject to viability as set out in Table 1.*

We have been advised that on small sites the policy sets out that it may be demonstrated that an in lieu payment is the most realistic and deliverable option. The payment in lieu for minor developments is a minimum of £100,000 per habitable room in CIL Zones 1 and 2 based on 35% of the habitable rooms within the development.

The Local Plan states:

*A habitable room is defined as a room with a window within a dwelling that is intended to be used for sleeping, living, cooking or dining, regardless of what it is actually used for. This excludes enclosed spaces such as bath or toilet facilities, corridors, landings, hallways, lobbies, utility rooms, and kitchens with an overall floor area of less than 11sqm*

Both properties contain 2 habitable rooms. Unit 1 has a total floor area of 65 sqm with 16sqm given over to non habitable room/space (bathroom, dresser & hallway). The space for habitable rooms therefore being 49sqm meaning that the two rooms average at 24.5sqm – when regard is given to Table 1 this would be equivalent to two habitable rooms. Unit 2 has a floor area of 66sqm of which 10sqm is given over to non habitable (ensuite/dresser/hallways). The space for habitable rooms is therefore 56sqm meaning that the two rooms average 28sqm – again when regard is given to Table 1 this would be equivalent to two habitable rooms. Please note that the measurement of non-habitable space for Unit 2 does not include the kitchen area which does not benefit from a window and is less than 11sqm.

Having had regard had regard to the above we calculate the number of habitable rooms to be equivalent to 4. Accordingly, we assert that the total sum in lieu of provision on site is £140,000. This is equivalent to  $£100,000 \times 4 = £400,000$ ;  $£400,000 \times 0.35 = £140,000$ .

The applicant is willing to explore this arrangement during the course of the application and we would welcome discussion with officers to this extent.

We trust that you are now provided with sufficient information but please do not hesitate to contact me should you require further information.

Yours sincerely  
*D&M PLANNING LTD*

**MATT SMITH**