

FAO Eleanor Mack Briggs, Planning Officer
Greenwich Council
Planning Department
The Woolwich Centre, 5th Floor
35 Wellington Street
London, SE18 6HQ

28 November 2023

Dear Sir/Madam,

Town and Country Planning Act 1990 (AS AMENDED)

RE: Variation of condition 2 (temporary permission – 2 years) attached to planning permission ref 21/1105/F for change of use of the first floor residential flat (Class C3) to dental practice rooms associated with the ground floor dental clinic (Class E)'

AT: 257 Shooters Hill Road, Blackheath, London SE3 8UN

This Section 73 application seeks to vary condition 2(temporary permission – 2 years) to planning permission ref 21/1105/F for the 'change of use of the first floor residential flat (Class C3) to dental practice rooms associated with the ground floor dental clinic (Class E)'. The condition that would like to be varied is as follows:

"The limited period for the change of use is limited to 2 years from the date of occupation. After this date, the use shall be discontinued and the use be reverted back to its original state or such other relevant planning permission or consent that may partly or wholly replace it".

The variation would allow the continued use of the first floor as a dental surgery in association with the ground floor dental practice for a further 2 years under a new temporary permission. The proposal provides essential community use and has responded to the increasing post-COVID local demand for dental treatments. The variation of the condition would ensure that the service would

be undisrupted and meet the increasing local demand for such dental services for an additional 2 years.

Although policy H(a) of the Local Plan has a presumption of preventing the net loss of housing the flat that occupied the first floor fell 2sqm of the Space standard of 39sqm for a one-bed flat. The change of use is serving the needs of the community and is aiding in the need for additional health facilities as set out in Policy CH1 of the Local plan.

The surgery has seen a huge rise in emergencies and need since COVID-19 and the proposed variation of the condition for a further 2 years would enable the surgery to continue employing additional dentists to reduce the waiting times for appointments.

The proposed variation is thus acceptable as it is still consistent with Local Plan Policy H(a), Policy CH1 and the National Planning Policy Framework (2021).

Yours sincerely,



MZA Planning