

# The Design House

## Development Consultancy

### PLANNING STATEMENT

#### PROPERTY

Stables below stables flat in the West Building and redundant stables in the East Building, Homeward Stud Farm Bexley

#### RELEVANT PLANNING HISTORY

02/02112 Application to convert roof space over stables to a residential flat ----- approved on appeal.

22/02191 Consent for conversion and redevelopment to provide 1 bedroom flat.

23/00379/LDCE Approval of certificate for self-contained flat

23/01286/F Application to change the use of redundant stables to office use ----- refused

#### PROPOSAL

This is an application for consent to convert redundant stables below the flat approved under 23/00379 in the West building to residential use and to provide a new internal access for this existing first floor flat. The application is also to change the use of the remaining stables in the East building to C3 residential use as a 2 bedroom flat.

## **JUSTIFICATION**

The applicant Mr Jackaman confirms that these stables are no longer required in this location but was happy to maintain an employment use for this building. However the application as shown above, was refused.

The grounds for refusal were as follows:

The proposed change of use from a stable to office use would constitute inappropriate development within the Green Belt and, as a result would, by definition, be harmful to the Green Belt. No very special circumstances have been demonstrated which would clearly outweigh the harm caused to the Green Belt. As such, the proposals would be contrary to Policy G2 of the London Plan 2021, Policy SP8 of the Bexley Local Plan (2023) and the provisions of the NPPF (2023).

The refusal is expected to be appealed.

This new application is to convert the two remaining areas, of now redundant stables, to C3 use to complement the other residential uses in the remainder of this substantial set of buildings.

The application will not change the external appearance of the buildings in any significant way nor will the use material impact on the openness of the Green Belt in this location. Movement of people and cars will be consistent with the existing uses on site so again will not impact on the openness of the Green Belt. On this basis we do not believe that these extra residential units are inappropriate development nor that very special circumstances are required to justify consent.

