

**PROPOSED CHANGE OF USE FROM CLASS B TO  
CLASS F1(F) PLACE OF PUBLIC OFFICE AND  
RELIGIOUS INSTRUCTION AT UNIT 6, 20 FISHER'S  
WAY, BELVEDERE, DA17 6BS.**

**FOR**

**MFM ERITH, SHALOM ASSEMBLY.**



Prepared By Prime Projects Design and Management Ltd.  
(PPDML Architecture), December 2023.

**i. Introduction.**

Mountain of Fire and Miracles Ministries, Shalom branch, wish to submit an application for the 'change of use from class B to F(1)F - Non residential Institution (Place of public Worship or religious instruction) under the new Class F introduced from 1<sup>st</sup> September 2020, for the building located at 20 Fisher's Way, Belvedere, DA17 6BS previously known as the Embassy Suite. The proposal does not fall under permitted development; hence a full planning application is required.

The site consists of a Ground floor, Lower ground floor level, First floor/Upper first floor level as indicated on our plans.

The proposal is for a place of public worship or religious instruction which previously fell under the D1 Use class category before the 1st September 2020.

**ii. The Site.**

The proposed site is located on Fisher's way, Belvedere, which has many Industrial units and businesses scattered around on both sides of the road. The site has good transport network. The site was previously vacant and in need of new occupants who will continue to ensure the maintenance of the unit is up to date.

The site is accessed from Fisher's Way and provides onsite parking outside the property, as well as parking on Fisher's way. As this is not a residential area, there is no concern regarding noise disturbance.

There is a fire exit on the ground floor that leads to the car park. There is no plan to carry out any modifications to the exterior of the building.

The external fire exit stairs will be kept clear always.

**iii. The Proposal.**

According to Bexley recent Planning history, the site falls under class B which is industrial use, though unoccupied for some years.

The new proposal is a full application for a change of use from class B to F1(F) non residential institution (place of public worship or religious instruction).

Most of the activities will occur after working hours.

The time of services will include:

**Regular services**

- Sunday Service – Sunday 9:00am -2:00pm
- Mid-Week Service – Monday 7:30pm – 9:30pm and Wednesday 7:30pm – 9:30pm

**Others**

- Special monthly service – Saturday – Friday 8am – 12:00pm (first Saturday of every month)
- Occasional vigils – approximately 3-4 times a year

The premise is proposed to accommodate 40 Adults, 20 youths and children between 0-15 years.

There may be need to restrict the number of people attending weekly as well as Sunday services in future, if the capacity increases to two services when the capacity increases to allow fewer people at anytime into the building.

**Planning and Highways department requirement addressed below:**

**a. Parking Arrangement and Transportation**

The site is accessed from Fisher's Way and provides ample out of hours parking onsite on Sundays when the property is in use. Our client has also indicated that there is free parking on Fisher's way which will also be used. Cycle parking is also proposed on site as indicated in drawing 2002.

The client indicated that cars are usually only used by families with children and larger families. We anticipate about 20 cars on Sundays and approximately 5-10 cars on Wednesdays as many working members attend weekly service virtually. Some members travel on public transport as there is a bus 180 which plies that route.

Our proposed solution to avoid any indiscriminate parking on the road at any time is to appoint volunteer Traffic Marshalls to ensure proper coordination and control of vehicular and human movements outside the property.

**b.HVAC :**

Mechanical ventilation and air conditioning will be proposed for use and will be tested prior to commencement of use on the property.

**c. Noise control:**

We propose the use of noise limiting devices, which monitors the sound in an area and limit the maximum sound level that can be generated by sound equipment.

The NPPF reinforces the March 2010 DEFRA publication, "Noise Policy Statement for England" (NPSE), which states three policy aims, as follows: "Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:

- i. Avoid significant adverse impacts on health and quality of life;
- ii. Mitigate and minimise adverse impacts on health and quality of life; and
- iii. Where possible, contribute to the improvement of health and quality of life."
- iv. **Planning Policy Framework**

The location of the site within an office/industrial area, makes it a good location for the proposed. The site falls within the flood risk zone 1 and is therefore not liable to flooding. The proposal is for a change of use from class B to F1(f) Non-residential Institution as a Place of public Worship under the new Class F introduced from 1<sup>st</sup> September 2020. The works proposed within the change of use will not affect the exterior of the building, but only be limited to internal refurbishment.

The proposal aims to be beneficial to the neighbourhood and not detrimental according to planning policy. The proposed opening times to the members and public is mainly on Mondays, Wednesdays and Sundays  
The planned parking arrangements will eliminate traffic obstruction in compliance with the highways agency requirement.

All waste generated on site will be disposed of appropriately. There will be no hazardous waste or waste of any kind that may be harmful to the environment generated on the proposed site.