
Supporting Statement

Change of use from
Commercial, Business and
Service (Use Class E)
to dwelling (Use Class C3)

5 Central Place,
South Norwood,
SE25 4PR

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1.0 INTRODUCTION

- 1.1 The permitted development rights introduced recently allow change of use from Use Class E, to new residential units (Use Class C3) within existing buildings.
- 1.2 This supporting statement relates to the prior approval application for change of use of Unit 5, Central Place, London SE25 4PR from offices (Use Class E) to residential dwelling (Use Class C3).
- 1.3 It demonstrates that the proposed change of use complies with all the relevant provisions of the General Permitted Development Order (as amended).
- 1.4 The statement demonstrates that there are no issues in terms of:
 - Transport impacts of the development
 - Flooding risks in relation to the building
 - Impacts of noise from commercial premises on the intended occupiers of the development
 - The provision of adequate natural light in all habitable rooms of the dwellinghouse
 - Impact on intended occupiers of the development

2.0 SITE DESCRIPTION

- 2.1 The application site is situated on the south-western side of Portland Road, behind 1-12 Market Parade, accessed between 8 and 9 Market Parade. It is located to the north of a small gated central courtyard that is formed by a single storey office also to the north, two storey residential units to the west and single storey residential/commercial units to the south and west. Beyond the site to the east and south are two storey terraced properties having residential uses on the first and ground floors.

2.2 This part of South Norwood is a declining area in terms of commercial/business activity. Most of the commercial premises in the area have been converted into residential accommodation.

3.0 RECENT PLANNING HISTORY

- 11/01182/P - Alterations; erection of first floor extension. Refused.
- 20/03445/FUL | Alterations to elevations; construction of first floor extension to create new office. Granted

4.0 RELEVANT LEGISLATION

4.1 The Town and Country Planning General Permitted Order (GPDO) is effectively a national granting of planning permission which operates by giving 'deemed' permission for certain developments, without the developer having to make a full application to the Local Planning Authority for planning permission.

4.2 The application is made pursuant to Part 3, Schedule 2, Class MA of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015.

5.0 CONSIDERATIONS

5.1 The main consideration is whether the proposal constitutes permitted development by virtue of Part 3, Schedule 2, Class MA of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015.

5.2 Under Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015, development consisting of change of use of a building and any land within its curtilage from a use falling within Class E (commercial,

business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

5.3 Development is not permitted by Class MA:

- (a) unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval;

No longer applicable.

- (b) unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

The premises were previously used as offices for a continuous period of at least 2 years.

- (c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;

The cumulative floor space of the existing building changing under Class MA is less than 1500sqm.

- (d) if land covered by, or within the curtilage of, the building—
 - (i) is or forms part of a site of special scientific interest;
 - (ii) is or forms part of a listed building or land within its curtilage;
 - (iii) is or forms part of a scheduled monument or land within its curtilage;
 - (iv) is or forms part of a safety hazard area; or
 - (v) is or forms part of a military explosives storage area;

Complies

- (e) if the building is within—
 - (i) an area of outstanding natural beauty;
 - (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981(3);
 - (iii) the Broads;
 - (iv) a National Park; or
 - (v) a World Heritage Site;

Complies

- (f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or

Complies

- (g) before 1 August 2022, if—
 - (i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and
 - (ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

Complies

5.4 The classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order—

(a) the following classes of the Schedule as it had effect before 1st September 2020—

- (i) Class A1 (shops);
- (ii) Class A2 (financial and professional services);

- (iii) Class A3 (food and drink);
- (iv) Class B1 (business);
- (v) Class D1(a) (non-residential institutions – medical or health services);
- (vi) Class D1(b) (non-residential institutions – crèche, day nursery or day centre);
- (vii) Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;
- (b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.

Complies

- 5.5 Development under Class MA is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to –
- (a) transport impacts of the development, particularly to ensure safe site access;
 - (b) contamination risks in relation to the building;
 - (c) flooding risks in relation to the building;
 - (d) impacts of noise from commercial premises on the intended occupiers of the development;
 - (e) where—
 - (i) the building is located in a conservation area, and
 - (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
 - (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
 - (g) the impact on intended occupiers of the development of the introduction of

residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and

(h) where the development involves the loss of services provided by—

(i) a registered nursery, or

(ii) a health centre maintained under section 2 or 3 of the National Health

Service Act 2006(4), the impact on the local provision of the type of services lost.

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupiers of the building.

5.6 Paragraph 'W' outlines the procedures for applications for prior approval under Part 3. A number of the provisions relate to the validation, consultation and processing. Part 10(a) and (b) states that local planning authority shall, when determining an application (a) take into account any representations made to them as a result of any consultation and (b) have regard to the National Planning Policy Framework issued by the Department for Communities and Local Government in March 2019 as if the application were a planning application.

5.7 An application for prior approval for development under Class MA may not be made before 1 August 2021.

5.8 The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph as if in the introductory words in subparagraph (5), for “and highways impacts of the development” there were substituted “impacts of the development, particularly to ensure safe site access”.

5.9 Development must be completed within a period of 3 years starting with the prior approval date.

5.10 Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.”

5.11 These considerations are addressed in turn below.

a) Transport and highways impact

5.12 The National Planning Policy Framework (NPPF) encourages Local authorities to set their own parking standards. It also states that in considering appropriate standards for residential and non-residential development, local planning authorities should take into account: (a) the accessibility of the development; (b) the type, mix and use of development; (c) the availability of and opportunities for public transport; (d) local car ownership levels; and (e) an overall need to reduce the use of high-emission vehicles. Local planning authorities should identify and protect, where there is robust evidence, sites and routes, which could be critical in developing infrastructure to widen transport choice.

5.13 There is provision for off-street car parking and cycle parking. Furthermore, the site has a PTAL level of 5 which means the site is in a sustainable location and very accessible via public transport. The proposal is therefore acceptable with regards to transportation.

b) Contamination Risks on the Site

5.14 The NPPF indicates that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land). It also seeks to prevent unacceptable risks from pollution and that planning policies and decisions should ensure that new development is appropriate for its location.

5.15 The premises location and existing use of the site poses no constraint, in terms of potential contaminative uses, on the reuse of the premises. Furthermore, the site including the hardstanding would remain undisturbed. Therefore, the site

cannot be deemed as 'Contaminated Land' within the meaning of Part 2A with the Environmental Protection Act 1990.

c) Flood risk

5.16 According to the Council's Proposal Map and the Environment Agency Flood Mapping data the site is not within a Flood Risk Zone.

d) Impacts of noise from commercial premises on the intended occupiers of the development

5.17 With the incorporation of double glazing and sound proof measures, it is considered that this will provide acceptable noise levels for residential living in line with British Standards. See Appendix B

(e) Where—

(i) the building is located in a conservation area, and

(ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;

5.18 This is not applicable to the proposal.

f) The provision of adequate natural light in all habitable rooms of the dwellinghouse

5.19 Adequate provision has been made for windows to provide natural light in the dwellings.

g) The impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and

5.20 The site is not within an area considered to be important for general or heavy industry, waste management, storage and distribution, or a mix of these uses.

(h) Where the development involves the loss of services provided by— (i) a registered nursery, or (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006(4), the impact on the local provision of the type of services lost.

5.21 Not applicable.

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupiers of the building.

5.22 This is not applicable to the proposed development as it does not meet the height condition of 7 or more storeys or 18m or more in height.

Space Standards

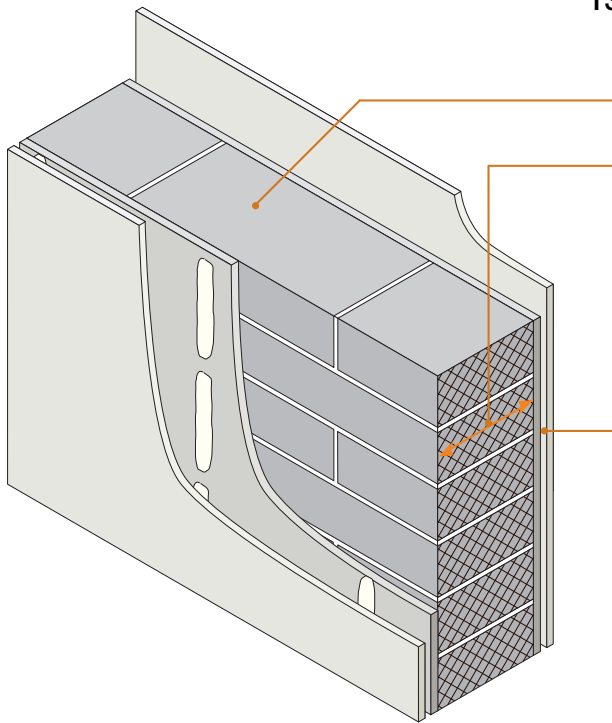
5.23 The proposed dwelling would have satisfactory layout and the internal floor space would meet the national floor space requirements.

6.0 CONCLUSION

6.1 In conclusion, the proposed development complies with all the relevant requirements of Part 3, Class MA of the Town and Country Planning (General Permitted Development (Amendment) (England) Order 2015. Accordingly, the application should be approved.

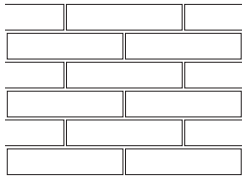
Appendix A

- Attached houses on raft foundations only ■
- Dense aggregate blocks ■
- 13mm render and gypsum base board on dabs ■



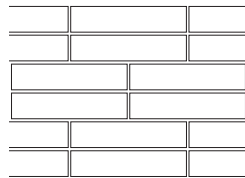
Block density	1850-2300 kg/m ³
Block thickness	215mm wide, full block laid on its side, single course, stretcher bond NB: mortar beds may be 10-15mm thick to permit coursing to junction with inner leaf
Wall finish	Gypsum-based board (nominal mass per unit area 12.5 kg/m ²) mounted on dabs, on cement: sand render (nominal 15mm, minimum 13mm) with scratch finish. Typical render mix must not be stronger than the background (see Appendix A)
External (flanking wall)	Masonry both leaves with 50mm (min.) cavity – clear, fully filled or partially filled with insulation.

DO ✓



Do use single course stretcher bond

DO NOT ✗



Do not use double coursing

IMPORTANT

Only use blocks accepted by Robust Details Limited as providing a suitable method of identifying on both faces of the wall, by manufactured mark or feature, that the constructed wall has used dense aggregate blocks.

A current list of blocks and further information on block identification is available on the Robust Details website www.robustdetails.com

DO

- Ensure blocks are laid on side for 215mm full wall width
- Ensure that blockwork is single course stretcher bond
- Ensure all joints are fully filled
- Ensure inner leaf is either abutted and tied to face of separating wall or bonded in every two courses
- Ensure no chasing occurs on face of separating wall
- Ensure render coat is a minimum of 13mm and applied to face of separating wall with scratch finish (it may be omitted within the floor joist/beam zone)
- Refer to Appendix A