

LONDON BOROUGH OF CROYDON

MEETING NOTE

Application Ref: 23/04450/PRE

Site Address: 102 Crowley Crescent, Croydon, CR0 4ED

Designations/Planning Constraints:

- None

Relevant Planning History:

- None

Meeting Title: Pre-application Meeting – Householder and Small-Scale Development.

Date: 5/02/2024

Location: Microsoft Teams

Proposal: Change of Use from Class C3 to Class C2 for Faith Care Home

No plans or information was submitted prior to the meeting. The advice given is based on what was discussed at the meeting.

Description of Proposal

- The property has 3 bedrooms and is currently a single family dwelling house (C3 use).
- The proposal is to turn the property into a children's home for up to 3 children.
- One member of staff will be at the property at all times with other members of staff visit during the day.
- There may be ad hoc carers visiting the property but not necessarily on a daily basis.
- The property will operate as a household with the children cooking and eating together.

Comments on the Proposal

- Use Class C2 (Residential Institutions) of the above Order reads as follows:
 - Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).
 - Use as a hospital or nursing home.
 - Use as a residential school, college or training centre.
- The Town and Country Planning (Use Classes) Order 1987 (as amended), Class C3 covers the use of a dwellinghouse (whether or not as a sole or main residence) by:
 - C3(a): a single person or by people to be regarded as forming a single household,
 - C3(b): not more than six residents living together as a single household where care is provided for residents, or
 - C3(c): not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).
- Based on the above description of the proposal, the proposed use of the property would fall under Class C3b. This does not require planning permission, but it is

recommended that you apply for a Lawful Development Certificate to confirm this formally.

- If additional care is provided to residents beyond what was described and/or the residents do not operate as one household, an application for change of use to C2 may be required. The Council has policies protecting small family properties such as this one and would resist its loss to a C2 use. It is unlikely that the Council would support such an application.

It is recommended that you submit your application for a Lawful Development Certificate online using the Planning Portal (www.planningportal.gov.uk). You will be required to submit the following:

- An Application Form and appropriate fee,
- Site Location Plan at a scale of 1:1250,
- Existing Elevations and Floor Plans at a scale of 1:50 or 1:100,
- Proposed Elevations and Floor Plans at a scale of 1:50 or 1:100,
- Existing and Proposed Site Plan at a scale of 1:500,
- Planning Statement
- Any other details which may be required by the Local Planning Authority to review the application.