

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: J0031.25

WARD: St Edwards **Date Received:** 1st October 2025

ADDRESS: 102-106 South Street
Romford

PROPOSAL: Conversion of the first and second floor to 12 x 1 bed 1 person studio flats with shower

DRAWING NO(S): 25/026/01 Revision C
25/026/02 Revision B
25/026/03 Revision G
25/026/04 Revision B

RECOMMENDATION: It is recommended that **Prior Approval is Given**

SITE DESCRIPTION

The application relates to the first and second floors of Phoenix House, No.'s 102-106 South Street, Romford. The site is located in Flood Zone 2.

DESCRIPTION OF PROPOSAL

This is a Prior approval application under Class MA, Part 3 of Schedule 2 of the GDPO for the conversion of the first and second floor to 12 x 1 bed 1 person studio flats with shower.

RELEVANT HISTORY

J0024.25	Conversion of the first and second floor to 12 x 1 bed 1 person studio flats with shower Prior App COU Refuse 18-09-2025
J0017.25	Conversion of the first and second floor to 12 x 1 bed 1 person studio flats with shower Prior App COU Refuse 21-07-2025
Q0155.18	Discharge of conditions 2 & 3 of Prior Approval application J0006.18 ALL DECISIONS 09-07-2019 ISSUED
Y0036.18	. Withdrawn - Invalid 01-02-2018

J0006.18	Prior approval application for conversion of B1 office to C3 residential use to provide 10 self contained flats on first and second floors. (PRIOR APPROVAL).	
	Prior App COU Given	03-04-2018
A0025.09	Illuminated projecting sign	
	Refuse	13-05-2009
P1238.06	New fourth floor extension and conversion of third and fourth floors to 9 residential units	
	Apprv with cons	04-08-2006
P0800.99	Change of use from retail showroom/office to a dance studio with parking	
	Apprv with cons	03-09-1999

CONSULTATIONS/REPRESENTATIONS

Notification letters have been sent to approximately 31 neighbouring properties. No letters of representation have been received.

The GPDO only allows consideration of certain factors relating to the proposed development. The issues that are capable of being considered under the legislation are considered below.

StreetCare Department - Please ensure that there is sufficient numbers of refuse and recycling bins at this site, suitable storage areas and that the collection crew access requirements are adhered to, in particular with the distance to the bin store. Bins are not provided by Havering Council, nor is Havering Council liable for them. Bins need to be purchased and maintained privately.

Historic England - On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England's Greater London Archaeological Advisory Service under their consultation criteria.

Historic England (GLAAS) - For the previous application J0024.25, Historic England provided the following comments: The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified in the Local Plan: Area: Havering APA 2.11 Romford and Roman Settlement. Having considered the proposals with reference to information held in the Greater London Historic Environment Record and made available in connection with this application, it is concluded that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. The proposed development is a conversion of the upper floors and proposes no additional drainage or services ground works. No further assessment or conditions are therefore necessary.

Thames Water - Waste comments - We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk

Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water, we would have no objection. Thames Water would advise that with regard to waste water network and sewage treatment works infrastructure capacity, we would not have any objection to the planning application based on the information provided. Water comments - With regard to water supply, this comes within the area supplied by the Essex and Suffolk Water Company.

Fire Brigade - No additional hydrants are required. No further observations to make.

Designing Out Crime Officer - No objection to the proposed development subject to the specific concerns stated in Section 3 being addressed and a Secured by Design planning condition being attached to the permission.

Environment Agency - The proposed development falls within Flood Zone 2 and reference should be given to the Flood Risk Standing Advice (FRSA). Recommend an informative regarding an environmental permit - Flood Risk Activity Permit to be included in the decision notice.

Lead Local Flood Authority - No comments.

Public Protection Department - The site will need to have an Air Quality Impact Assessment, as it is over 10 residential units and therefore, would be considered a major development. Recommend two conditions regarding an Air Quality Neutral Assessment if minded to grant Prior Approval. It is understood that this is a car free development and the heating strategy is electric heaters, not gas central heating. Recommend a compliance condition regarding a scheme to control noise and vibration if minded to grant Prior Approval. Detailed comments are contained elsewhere in this report. For J0017.25, the Public Protection Department had advised that no earthworks are proposed, so no objections on land contamination grounds.

The Highway Authority was consulted, but no response was received. The Highway Authority had provided the following comments for application, J0017.25. There are no concerns from highways. Consideration has been given to the lack of parking for the proposed dwellings. However, this location is in the Romford Metropolitan area and therefore should be car free. The inclusion of the 12 cycle parking spaces is welcomed.

RELEVANT POLICIES

Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2015 (as amended).

MAYORAL CIL IMPLICATIONS

The proposal is for a change of use, so it is not liable for Mayoral or Havering CIL.

STAFF COMMENTS

Planning application P1238.06 for a new fourth floor extension and conversion of third and fourth floors to 9 residential units at Phoenix House, 102 South Street was granted on 4th August 2006, but the conditions have not been discharged.

Application, J0006.18 at Phoenix House, 102-106 South Street - Prior approval application for conversion of B1 office to C3 residential use to provide 10 self contained flats on first and second floors, which was approved on 3rd April 2018.

Application, J0017.25, for the conversion of the first and second floor to 12 x 1 bed 1 person studio flats with shower was refused Prior Approval for the following reasons:

1) There is insufficient information regarding the impact of noise from neighbouring licensed premises, late night uses and plant from the commercial unit below the proposed residential units on the future occupiers of the flats. The applicant failed to demonstrate that noise from late night opening uses and plant from the commercial unit is likely to significantly affect the amenity of future occupiers of the flats and whether the impacts on the proposed flats within the subject building would be capable of being mitigated to the satisfaction of the Local Planning Authority and as required by MA.2. (2)(d). Consequently, under the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2021 (as amended), the prior approval of the Local Planning Authority is refused.

2) In the absence of information about the walls (they could be half height but there is no indication), there are no windows, and therefore no natural light, to the bedroom of Flats 1B and 2B on the first and second floors respectively. In addition, there are no windows and therefore, no natural light to the kitchen of Flats 1D and 1E on the first floor and 2D and 2E on the second floor of the building. Therefore, there is no natural light to the above habitable rooms of Flats 1B, 2B, 1D, 1E, 2D and 2E, which would result in poor living conditions and amenity for future occupants. Consequently, under the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2021 (as amended), the prior approval of the Local Planning Authority is refused.

This application is a resubmission of J0024.25 for the conversion of the first and second floor to 12 x 1 bed 1 person studio flats with shower, which was refused for the following reason:

1) The External Building Fabric Report does not address the LAMax limits under BS8233 and the WHO Community Noise Guidelines and there is insufficient information regarding the impact of noise from neighbouring licensed premises and late night uses on the proposed residential units on the future occupiers of the flats. The applicant failed to demonstrate that noise from late night opening uses is not likely to significantly affect the amenity of future occupiers of the flats and whether the impacts on the proposed flats within the subject building would be capable of being

mitigated to the satisfaction of the Local Planning Authority and as required by MA.2. (2)(d). Consequently, under the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2021 (as amended), the prior approval of the Local Planning Authority is refused.

The issue in this case is whether the revised proposal overcomes previously stated concerns. In this respect, the current application differs from J0024.25 in the following key areas:

- The External Building Fabric Report has been revised.
- A noise and ventilation statement has been submitted.

The application form for this application states that: "Prior Approval has been granted for the third floor to be converted and a new fourth floor containing flats to be built. The third floor has been implemented. The fourth floor has not been built. The flats are on the first and second floor of the building".

In accordance with the current protocol for site visits, an in-person site visit was not considered to be necessary. Site photos were not provided by the applicant/agent in support of the application, but were provided for application J0017.25. In determining this planning application, photos, Google Street View™, aerial view images and submitted drawings were used to assess the site constraints.

This application seeks the Council's determination under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 (or any Order revoking and/or re-enacting that Order for the conversion of the first and second floor to 12 x 1 bed 1 person studio flats with shower.

Class MA - commercial, business and service uses to dwellinghouses
Permitted development

MA. Development consisting of a 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.

Development not permitted

MA.1.(1) Development is not permitted by Class MA

- (b) unless the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;
- (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;
- (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;
 - (iii) the Broads;
 - (iv) a National Park; or

(v) a World Heritage Site;

(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

(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.

(2) 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 - creche, 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.

Conditions MA.2.(1) Development under Class MA is permitted subject to the following conditions.

(2) Before beginning development under Class MA, 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, the impact on the local provision of the type of services lost.

(3) An application for prior approval for development under Class MA may not be made before 1 August 2021. (4) 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 sub-paragraph (5), for "and highways impacts of the development" there were substituted "impacts of the development, particularly to ensure safe site access". (5) Development must be completed within a period of 3 years starting with the prior approval date. (6) 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.

The following criteria have been assessed as follows:

(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 application form confirms agreement to this.

- (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;

The application site is not part of a site of special scientific interest, a listed building or land within its curtilage, a scheduled monument, a safety hazard area or a military explosives storage area;

- (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;
 - (iii) the Broads;
 - (iv) a National Park; or
 - (v) a World Heritage Site;

The application site is not in an area of outstanding natural beauty, an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981; the Broads; a National Park; or a World Heritage Site.

(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

The application form states that the site is not occupied under an agricultural tenancy.

- (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.

The application form states that the site is not subject to an article 4 direction restricting permitted development rights from Class E to Class C3 use.

MA.1.(1) Development is not permitted by Class MA (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;

(2) 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 - creche, 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.

The application form states that the existing use of the building is Class E(g)(i) - Offices.

2) Before beginning development under Class MA, 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;

The site address is within PTAL 6a. The London Plan has a maximum car parking provision of car free in all areas of PTAL 5-6. The application form states that: "The property has a PTAL level of 6b (best) and it is in Romford town centre and is next to multiple bus routes and Romford main line station. Residents will not be dependent on cars.". A car free scheme would comply with London Plan policy T6.1. The Highway Authority was consulted, but no response was received. The Highway Authority had provided the following comments for application, J0017.25. There are no concerns from highways. Consideration has been given to the lack of parking for the proposed dwellings. However, this location is in the Romford Metropolitan area and therefore should be car free. The inclusion of the 12 cycle parking spaces is welcomed. (In response, it is noted that there are 18 cycle spaces for this application).

The proposal comprises of 12, one bedroom, one person studio flats. For this proposal, London Plan policy T5 requires 1 long-stay space per studio or 1 person, 1 bedroom dwelling and 2 short stay spaces for 5 to 40 dwellings, which equates to 14 cycle spaces. The application form states that "A Canterbury bike store is proposed as shown on the site plan. This is pre-manufactured and has dimensions of H2040 x W6040 x D1900. There is room for 18 bikes in order to cater for the existing flats at the third floor level and the new flats on the first and second. It is considered that a 6 metre deep cycle store would be excessively large and there is no requirement to provide a cycle store for the existing flats. If minded to grant Prior Approval, a condition can be imposed stating that "Notwithstanding the details on the approved plans, no building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability".

Refuse storage:

The application form states that every unit in this proposal has dedicated internal and external storage space for dry recycling, food waste and residual waste. The site plan shows a bin store to the rear of the building. No scaled elevations or details of the capacity of the refuse and recycling provision have been provided. A condition can be imposed stating that "Notwithstanding the details on the approved plans, no building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally". The StreetCare Department was consulted and the following comments were received. Please ensure that there is sufficient numbers of refuse and recycling bins at this site, suitable storage areas and that the collection crew access requirements are adhered to, in particular with the distance to the bin store. Bins are not provided by Havering Council, nor is Havering Council liable for them. Bins need to be purchased and maintained privately. It is considered that the proposed servicing arrangements are acceptable.

(b) contamination risks in relation to the building;

The proposal would not result in any ground break, as the proposal involves the conversion of the first and second floor to 12 x 1 bed 1 person studio flats. The application form states that: "The building is constructed with a concrete frame, concrete floors and roof and cavity masonry walls. There are no contaminants in the structure or finishes". The Public Protection Department was consulted and for application, J0017.25, had no objections on land contamination grounds, as no earthworks are proposed.

(c) flooding risks in relation to the building;

The site is located within Flood Zone 2. A Flood Risk Assessment was submitted, which states that "Based upon the likely flooding risk, it is considered that the proposed development can be constructed and operated safely in flood risk terms, without increasing flood risk elsewhere and is therefore appropriate development in accordance with the NPPF". The Environment Agency was consulted and provided the following comments. The proposed development falls within Flood Zone 2 and reference should be given to the Flood Risk Standing Advice (FRSA). The Environment Agency recommend an informative regarding an environmental permit - Flood Risk Activity Permit to be included in the decision notice. The Environment Agency had advised that they had no objections to the previous application J0024.25.

Given that the flats are located on the first and second floors of the building and the Council's Lead Local Flood Authority has no comments, it is not considered that the proposal presents any issues relating to flood risk.

(c) impacts of noise from commercial premises on the intended occupiers of the development;

The previous Prior Approval application J0024.25 was refused on the grounds that: "The External Building Fabric Report does not address the LAMax limits under BS8233 and the WHO Community Noise Guidelines and there is insufficient information regarding the impact of noise from neighbouring licensed premises and late night uses on the proposed residential units on the future occupiers of the flats. The applicant failed to demonstrate that noise from late night opening uses is not likely to significantly affect the amenity of future occupiers of the flats and whether the impacts on the proposed flats within the subject building would be capable of being mitigated to the satisfaction of the Local Planning Authority and as required by MA.2. (2)(d). Consequently, under the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2021 (as amended), the prior approval of the Local Planning Authority is refused".

In comparison with J0024.25, the External Building Fabric Report has been revised and a noise and ventilation statement has been submitted.

The application form states that "The application includes Rev 3 of the report by Clement Acoustics that includes data from further site testing and specifically deals with the issues raised by the Public Protection Department in application 2. The works will include the following noise upgrades. Windows, acoustic secondary glazing fitted to all windows and designed in accordance with the requirements set out in EFA. Building Regulations would be the checking authority in respect of this and the works must comply with the requirements of the planning approval which includes the Clement Acoustics report. A Selectaglaze or similar unit will be used as shown on the attached Performance Specification Sheet. In terms of ventilation, there is an existing duct in the roof that can be used to fit flat duct for supply and extract air to all of the flats. A MVHR system will be fitted in each flat that controls background and extract ventilation in accordance with the building regulations".

The site is located in Romford town centre. An External Building Fabric Report by Clement Acoustics dated 30th September 2025 has been submitted (reference 13679 EBF-01-AA-R5). The Public Protection Department was consulted for this application and provided the following comments. The Public Protection Department has reviewed the updated noise report by Clement Acoustics dated September 2025 in support of this application and is satisfied with the contents and therefore, recommend approval subject to the following condition: "The scheme to control noise and vibration, as detailed in the noise report provided by Clement Acoustics, dated 30 September 2025, ref 13679 EBF-01-AA-R5 submitted with this application shall be implemented, as a minimum, before the hereby permitted use commences. Such a scheme as approved shall be implemented, and a verification report provided to the local planning authority, prior to first occupation. The scheme shall be thereafter retained and maintained in accordance with such details.

Reason: To protect the amenity of the residential properties".

(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;

The application site is not located in a conservation area.

- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

On balance, it is considered that the proposed flats would receive reasonably good levels of daylight and sunlight.

(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, the impact on the local provision of the type of services lost.

The application site is located in Romford town centre, which does not have heavy industry, waste management, storage and distribution or a mix of such uses. The development doesn't involve the loss of services by a registered nursery or health centre.

(9A) Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse-

(a) where the gross internal floor area is less than 37 square metres in size; or

(b) that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015(1).

(9B) The reference in paragraph (9A) to the nationally described space standard is to that standard read together with the notes dated 19th May 2016 which apply to it.

The DCLG Technical Space Standards state that the minimum internal space standards for new dwellings is 37m² for a 1 bed 1-person one storey dwelling. A two bedspace double (or twin) bedroom must have a floor area of at least 11.5 sq.m. and a dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide. A one bedspace single bedroom must have a floor area of at least 7.5 sq.m. and be at least 2.15m wide.

The proposed one person studio flats 1a, 1b, 1c, 1d, 1e and 1f on the first floor each have with a gross internal floor space of approximately 37m², which adheres to the DCLG Technical Space Standard.

The proposed one person studio flats 2a, 2b, 2c, 2d, 2e and 2f on the second floor each have with a gross internal floor space of approximately 37m², which adheres to the DCLG Technical Space Standard.

The DCLG Technical Space Standard states that the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area. The proposed section shows an internal floor to ceiling height of approximately 2.610 and 2.740 metres at first and second floor level respectively for the proposed flats, which complies with guidance.

KEY ISSUES/CONCLUSIONS

It is considered that the application for prior approval is approved.

RECOMMENDATION:

It is recommended that **Prior Approval is Given**

1 PRC COU Given Reason

Prior Approval is required (given) in accordance with the details as provided within the application.

2 PRC (JAG) Condition

Notwithstanding the details on the approved plans, no building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally.

3 PRC (JAG) condition

Notwithstanding the details on the approved plans and prior to the first occupation of the proposed dwellings hereby approved, cycle storage shall be provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to the first occupation of the proposed dwellings hereby approved, is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

4 PRC (JAG) condition

The scheme to control noise and vibration, as detailed in the noise report provided by Clement Acoustics, dated 30 September 2025, ref 13679 EBF-01-AA-R5 submitted with this application shall be implemented, as a minimum, before the hereby permitted use commences. Such a scheme as approved shall be implemented, and a verification report provided to the local planning authority, prior to first occupation. The scheme shall be thereafter retained and maintained in accordance with such details.

Reason: To protect the amenity of the residential properties.

INFORMATIVES

1 PRC (JAN) Informative - free format

The change of use as described in this Prior Approval notification must be commenced not later than three years from the date of this decision.

2 PRC (JAG) informative - free text

Drawing numbers:

25/026/01 Revision C

25/026/02 Revision B

25/026/03 Revision G

25/026/04 Revision B

3 PRC (JAG) informative - free text

Environmental permit - Flood Risk Activity Permit

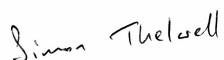
The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission.

4 PRC (JAG) informative - free text

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Authorising Officer:



Simon Thelwell

26th November 2025