

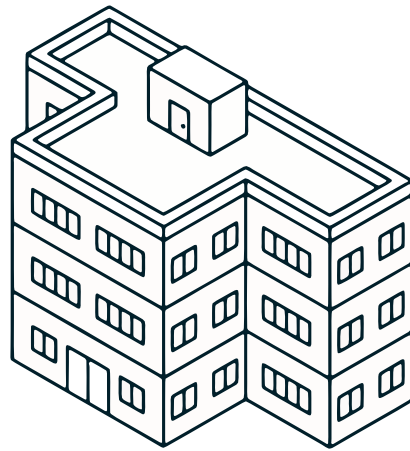
Office to Residential Permitted Development

How to Streamline the Process

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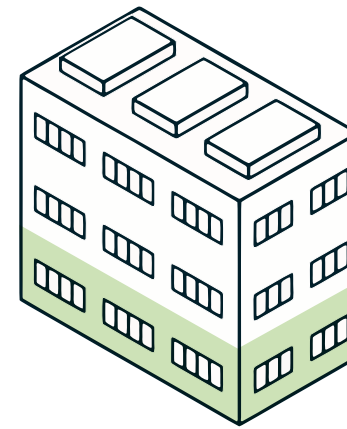
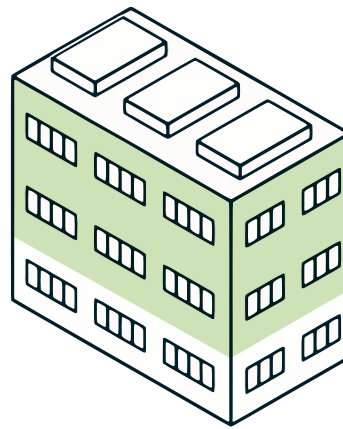
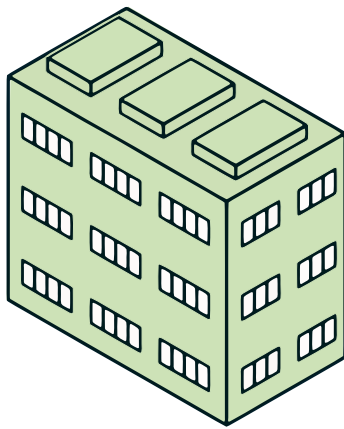
Which buildings qualify?

- Any buildings that are Use Class E - for example, offices, shops, light industrial etc
- They must have been in this use class for at least 2 years but are now no longer required to be vacant (as of the 2024 update)



Which parts can be converted?

- The entire building, or upper floors, or ground floor can be converted
- There is now no limit on floor area (as of the 2024 update)



What are the common exclusions?

- Article 4 directions restricting permitted development rights
- Land or sites in National Parks
- Sites of Special Scientific Interest (SSSIs)
- Areas of Natural Beauty (AONB)
- World Heritage Sites
- the Broads
- Sites of archeological interest
- Areas or sites within a protected groundwater source area
- Any areas or sites that will affect aerospace operations

However, permitted development can be implemented in conservation areas, with a character appraisal if the ground floor is to be converted.



What evidence is required?

Drawings showing:

- No external changes, with flats that meet space standards, and provide enough daylight to habitable rooms
- Proposals that meet fire safety requirements
- That there will be no risk of unacceptable noise on intended residents, no unacceptable risk of poor transport, and that there is no unacceptable risk of flooding on future residents
- That there will not be any unacceptable impact on future residents in an area important for general industry, waste management, storage and distribution
- That if the proposed use is a registered nursery or health centre then the impact of this proposed loss must be assessed.



What needs to be submitted?

- A description of the development and quantum
- Scaled plans that show North, the site, and the proposal showing the area of homes, dimensions and use of each room, position and dimensions of windows
- The existing and proposed elevations
- A fire statement for two or more dwellings
- We also recommend supplying an Internal Daylight Assessment and Noise Impact Assessment

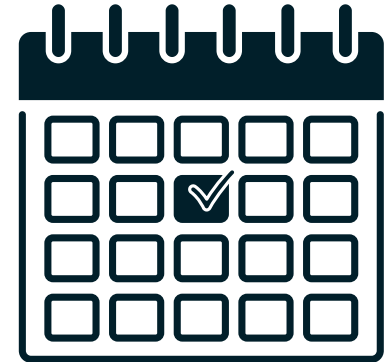
Depending on the location of the building the following may also be required:

- Transport Statement
- Phase 1 Contamination Statement
- Flood Risk Assessment



How long does it take?

- Just 56 calendar days (8 weeks)
- If the LPA does not determine the application within this time scale, then the scheme is automatically approved under deemed consent, if the land and use conditions are satisfied
- The work must be completed within 3 years



What else should I know?

- There can be a separate full planning application for any external changes, made after the Permitted Development application
- There can be a "class G" application made in advance to establish residential use (mixed use plus 2 flats)
- Generally planning levies and legal obligations do not apply, leading to lower costs



Examples

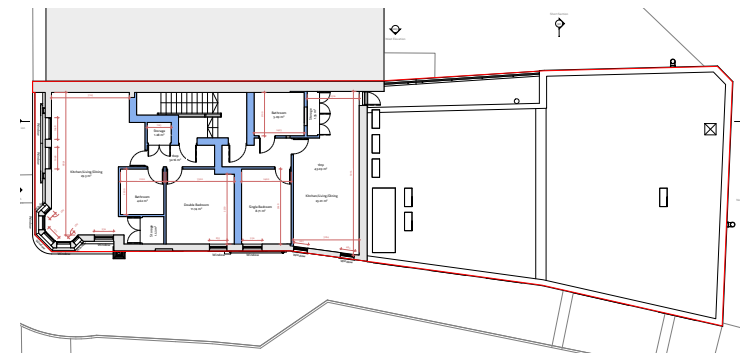
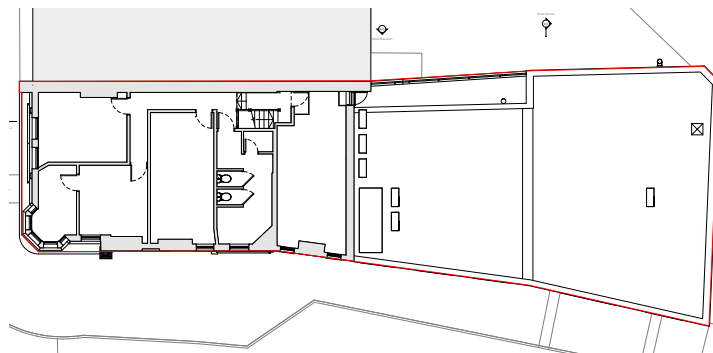
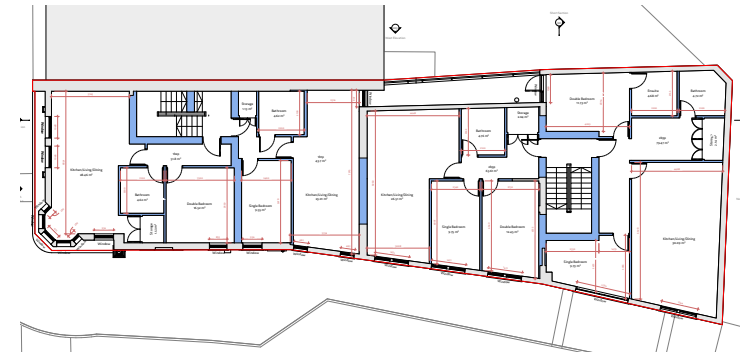
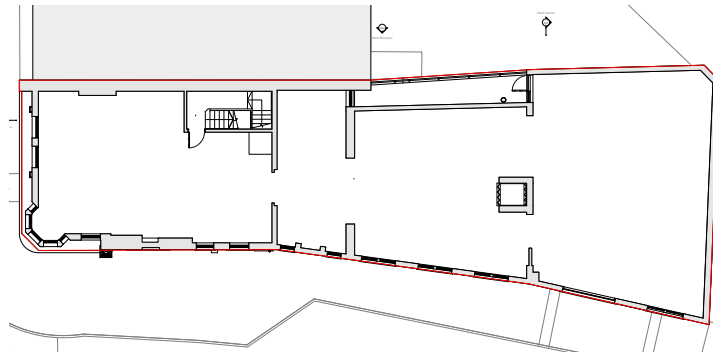
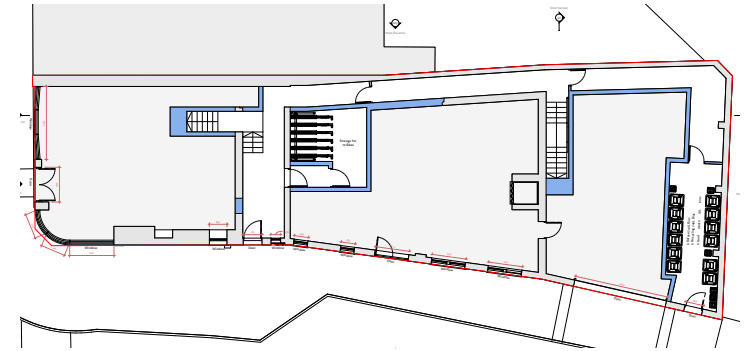
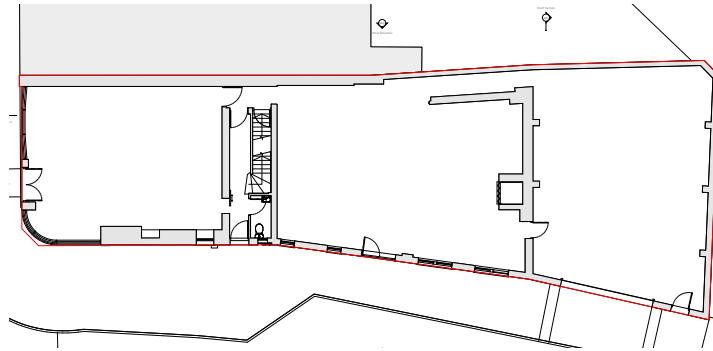


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Lewisham

Key Points:

- Oversize units to offset amenity and highlight quality
- Communal functions integrated in ground floor
- Backup application submitted concurrently

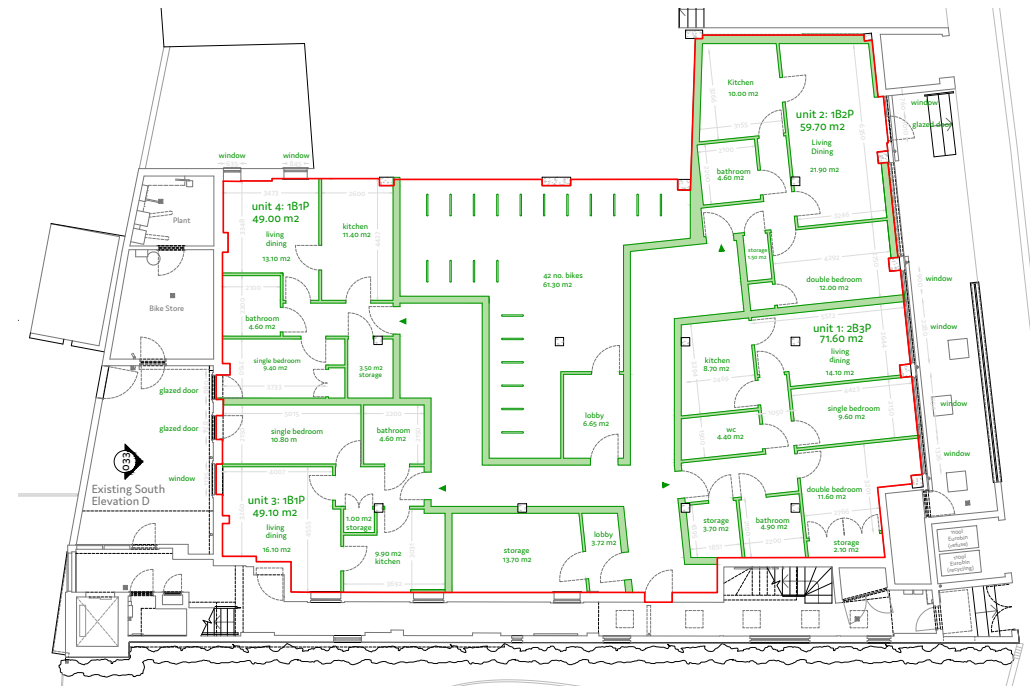
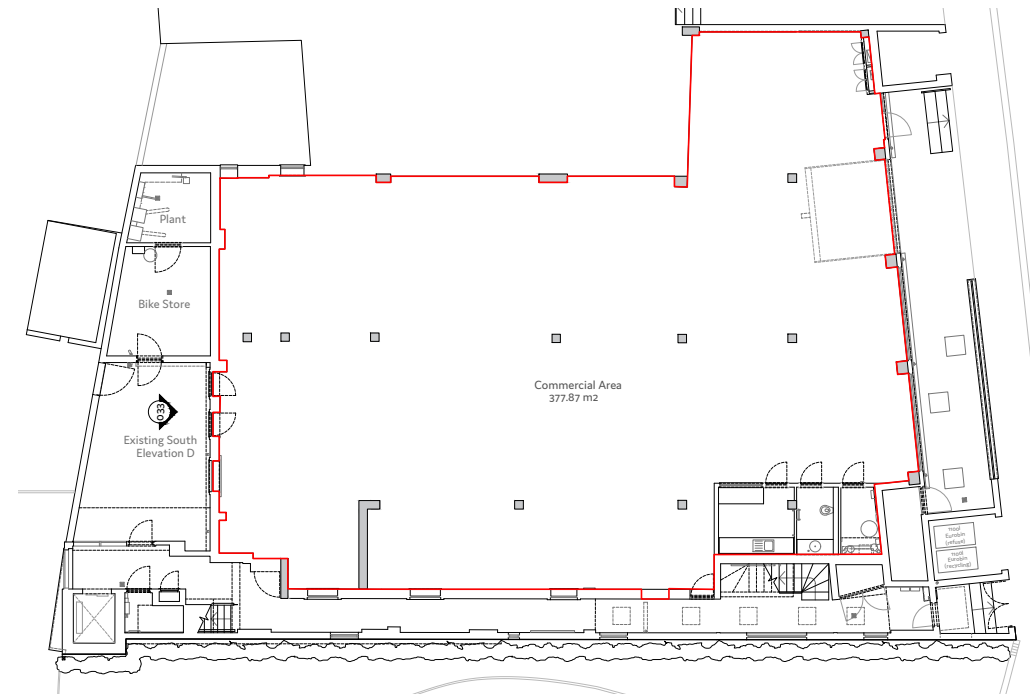


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Hackney

Key Points:

- Daylight and sunlight crucial
- Central area used for communal functions
- Clear labelling for ease of assessment



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