Stuart Henley & Partners

Supporting Statement for Change of Use from Class E (office) to C3 residential. First Floor, 262 Langham Road, London N15 3NP

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Prior Notice Application

1.0 The scheme proposes the change of use of part of the existing office accommodation (Class E) to form C3 residential accommodation. The space is located at first floor level.

2.0 Reference is made to the Town & Country (General Permitted Development) (Amendment) Order 2021. Within this document Class MA deals with the change of use of properties within Class E to Class C3 and sets out certain criteria whereby a change of use would not be permitted. These are set out below with a note as to how the submitted application complies.

Under Class MA the role of the Local Planning Authority is limited to the specific prior approval matters set out within the legislation. Matters relating to the principle of residential use, housing mix or wider planning policy considerations fall outside the scope of the prior approval process

3.0 **MA.1. Development is not permitted by Class MA if—**

(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No longer applicable.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 existing building has a variety of different uses from retail on ground to mixed commercial, on the upper floors. The part of the building which forms the application is located at first floor level and is currently occupied as offices. The Current Business Rates register reveals:

Property

262 -264, Langham Road, London, N15 3NP

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Valuation

The government has introduced a support package worth £4.3 billion over the next three years to protect ratepayers seeing their bills increase because of the revaluation. If you previously received Small Business Rates Relief, Rural Rate Relief, the Supporting Small Business scheme or Retail, Hospitality and Leisure relief, you may be eligible for the Supporting Small Business scheme, which caps your bill increases. Further details can be found here.

Current rateable value (1 April 2026 to present)

£6,100

Description	Area m²/unit	£ per m²/unit	Value
First floor office	7.6	£105.00	£798
First floor office	13.3	£105.00	£1,397
First floor office	3.9	£105.00	£410
First floor office	6.1	£105.00	£641
First floor office	6.2	£105.00	£651
First floor office	6.7	£105.00	£704
First floor office	5.3	£105.00	£557
First floor office	6.8	£105.00	£714
First floor office	3	£105.00	£315
Total	**58.9**		**£6,187**

The rating dates from April 2026 to present confirming the current use of the property. The previous rating period for from February 2023 – March 2026 is below, providing confirmation that the previous three years was also used for offices.

Description	Area m²/unit	£ per m²/unit	Value
First floor office	7.6	£90.00	£684
First floor office	13.3	£90.00	£1,197
First floor office	3.9	£90.00	£351
First floor office	6.1	£90.00	£549
First floor office	6.2	£90.00	£558
First floor office	6.7	£90.00	£603
First floor office	5.3	£90.00	£477
First floor office	6.8	£90.00	£612
First floor office	3	£90.00	£270
Total	**58.9**		**£5,301**

The use as offices, falls within previous use class B1 which is one of the use classes stated within sub-paragraph 2 and therefore now falls within Use Class E.

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

No longer applicable and in any event the space being applied for is 72sqm.

(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

None of these criteria apply.

(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(1);
(iii)the Broads;
(iv)a National Park; or
(v)a World Heritage Site;

None of these criteria apply.

(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.

The property is neither an agricultural holding or has any other restriction.

4.0 In addition to the above points an application needs to be considered by the Local Authority with particular attention to the conditions set out below:

(2)

a) Transport impacts of the development;
The site lies within PTAL rating 6b which is the highest rating possible and therefore has excellent connectivity, please refer to attached PTAL Report within Appendix 1.

Therefore according to the London Plan any residential development could be car-free.

The site benefits from excellent public transport accessibility with a PTAL rating of 6b, as demonstrated within the attached PTAL report.
Given this high level of accessibility, the proposed residential units are appropriately located within a highly sustainable urban location.

An area is provided within the flat to store 2no cycles.

b) Contamination risks on the site;
The flats will be contained within developed space. The previous use was standard office and as such there is no chance for contamination.

c) Flooding risks on the site
The site lies within Flood Zone 1 and is therefore at very low risk. The flood mapping is attached within Appendix 2.

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

The surrounding uses at first floor level and above comprise predominantly office accommodation operating typical business hours.
A carpet showroom occupies the ground floor. This type of mixed commercial and residential relationship is common within town centre locations and does not give rise to unacceptable living conditions.

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.

Neither of these points apply to the application site.

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

The application property benefits from external windows which serve all habitable rooms within the proposed flats. The layout has been designed to ensure that each habitable room is directly served by an external window benefiting from natural daylight and ventilation in accordance with building regulations.

The proposed accommodation is typical of residential accommodation within mixed-use town centre locations where similar relationships between residential and commercial premises commonly exist.

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**

The site is not designated for industrial use within the Council's Development Plan. As such a residential will not have any detrimental effect on the area.

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

Neither of these apply to the site.

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

The new accommodation will be served by a fully protected private stairwell.

All works will be undertaken with Building Control Approval and therefore in compliance with Approved Document B(Fire Safety) of the Building Regulations.

(3) **An application for prior approval for development under Class MA may not be made before 1 August 2021.**

This is the case.

(4) **The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph [F4as if—**

(a)for paragraph (e) of sub-paragraph (2) there were substituted—

"(e)where— (i)sub-paragraph (6) requires the Environment Agency to be consulted, a site-specific flood risk assessment;
(ii)sub-paragraph (6A) requires the Health and Safety Executive to be consulted, a statement about the fire safety design principles, concepts and standards that have been applied to the development,

Neither of these points are applicable.

(5) **Development must be completed within a period of 3 years starting with the prior approval date.**

This will be the case and work will commence within the 3 year limit.

(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**

Noted and confirmed.

4.0 In addition to the above, the newly created flat needs to comply with Nationally described space standards as set out below:

Table 1. Minimum gross internal floor areas and storage (m^2)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0

The scheme proposes a two bed (4p) flat of 72sq.m and therefore complies with the table above.

Each double bedroom have widths in excess of 2.75m and a floor area more than 11.5sqm.. Each single bedroom have widths in excess of 2.15m and a floor area more than 7.5sqm

All headrooms are in excess of 2.3m.

The proposed development fully complies with the provisions of Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The proposal satisfies all relevant prior approval considerations including transport impacts, flooding risk, contamination, noise, natural light and fire safety.

Accordingly, there are no planning grounds upon which prior approval should be withheld and the Local Planning Authority is respectfully requested to grant approval.