PARADIGM PLANNING
CHARTERED TOWN PLANNERS

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192,
AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (SI 596)
AS AMENDED

NOTIFICATION FOR PRIOR APPROVAL FOR A PROPOSED CHANGE OF USE OF GROUND AND FIRST FLOOR B1(A) OFFICES TO 6 DWELLINGS (CLASS C3)

THE OLD HOP KILN
1 LONG GARDEN WALK
FARNHAM
SURREY
GU9 7HX

FOR FALCON RJ LTD

21st April 2021 Reference: PP15036
DOC 1PAN

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The Old Hop Kiln, 1 Long Garden Walk, Farnham - East Elevation

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1.00 INTRODUCTION

1.01 We act for Falcon RJ Ltd. and are instructed to submit the enclosed prior notification application for the proposed change of use of the existing ground and first-floor offices (Class B1(a)) at The Old Hop Kiln, 1 Long Garden Walk, Farnham, Surrey, GU9 7HX, into 6 dwellings, comprising 4 x 2 bed houses and 2 x 1 bed flats (Class C3) and incorporating bin and cycle stores. This is a variation of CR/2015/0007, which was approved for 5 dwellings comprising 4 x 2-bed units and 1 x 3 bed unit on the ground and first floors and incorporating bin and cycle stores.

1.02 Whilst not required by the terms of the Amended Order 2015, to assist, a brief site description and planning history are included. The latter confirms the lawful use of the application site as B1 (a) offices as does CR/2015/0007. The proposed dwellings also comply with the Nationally Described Space Standards and details are set out on the submitted drawings.

1.03 In determining whether prior approval is required, the Order requires that the Local Planning Authority be required to consider transport/highways impacts, on-site contamination and flood risk, noise impacts from commercial premises and adequate natural light. There will be no adverse impacts arising from these requirements.

1.04 A concurrent planning application is made for the insertion of windows, doors and rooflights alongside this PAN application.

1.05 As in the previous approval, the proposal will result in the permanent increase in the number of people living on site and the site is within the 400m-5km buffer of the Thames Basin Heaths Special Protection Area (TBHSPA). Accordingly, contributions are agreed in principle in mitigation of the impacts of the development on the SPA. Accordingly, there will not be any conflict with Articles 3 or 4.

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2.00 DOCUMENTS & PLANS

2.01 This Statement should be read in conjunction with the following documents submitted with this application: -

Application Form (PAN)

Documents

1. This Planning Statement DOC 1PAN – April 2021
2. Transport Statement - RGP, December 2020
3. Enviroscreen Contamination Report – 07/12/2020
4. EA Flood Map for Planning - 07/12/2020
5. Planning Noise Assessment - NSL, 07/01/2021
6. Daylight Assessment - TFT 01/04/2021
7. Biodiversity Checklist
8. CIL Form
7. The following plans:

Plan No.	Description	Print Scale
P103	Block and Location Plan	1:1250 &1:500@A3
E100A	Existing Floor Plans	1:100@A3
E101B	Existing West Elevation and with permitted windows WA/205/1803	1:100@A3
E102A	Existing North, South and East Elevations	1:100@A3
E103	Floor plans with permitted windows	1:100@A3
P100G	Proposed Floor Plans	1:100@A3
P101G	Proposed South and West Elevations	1:100@A3
P102F	Proposed North and East Elevations	1:100@A3
P104D	Proposed Roof Plan and West Elevation showing rooflights	1:100@A3

2.02 The following Appendices are also attached in support:

1. CR/2015/0007 Officer's Report
2. CR/2015/0007 PAN Approval
3. Extract GDPO Class O, as of April 2021
4. Extract GDPO Paragraph W, as of April 2021

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3.00 SITE DESCRIPTION

3.01 The site is within the urban area of Farnham and within the Farnham Conservation Area (P31/3/9). It is also within the 400m – 5km buffer for the Thames Basin Heaths SPA and within the impact zone for the Wealden Heaths I SPA. The Old Hop Kiln is not Listed nor Locally Listed and therefore is not a Heritage Asset.

3.02 The Old Hop Kiln is a rectangular two-storey brick office building with slate roof over behind the frontage premises in West Street. The building is orientated on a north-south axis with access from Long Garden Walk. There are no direct vehicular access or pedestrian links to The Borough however there is an established vehicular and pedestrian access to the site. There is a hardstanding in front of the building for parking.



East Elevation

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3.03 The Old Hop Kiln has modern window openings at ground and first floor and there is a conservatory on its eastern elevation. The building also has roof lights. It is surrounded by mainly commercial and office uses. Attached to its north west side is the Scout Hall/Community Centre and a row of concrete garages. These are to be demolished as part of the applications to redevelop Hart's Yard (WA/2015/0545 and WA/2020/0995).



West Elevation

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West Elevation



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West Elevation

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4.00 PLANNING HISTORY

4.01 The following is the planning history for the site:

Ref No.	Description	Decision
FAR532/71	Section 43 Determination and use for storage of clothing mail order packaging etc. Details	Approved 05/01/1972
WA/1998/1891	Erection of an extension (as amended by letter dated 21/04/99 and plans received 22/04/99).	Refused 04/06/1999
WA/1999/1228	Erection of an extension (Revision of WA98/1891).	Approved 10/09/1999
WA/2000/1186	Retention of roof extension.	Refused 07/09/2000 Appeal Allowed 22/02/2001
WA/2015/1803	Insertion of 14 windows into existing building	Granted 18/11/2015 **Implemented and extant**
CR/2015/0003	Prior Notification Application - Change of use from Class B1a (office) to Class C3 (residential) use to provide 5 dwellings.	Withdrawn 17/04/2015
CR/2015/0007	Prior Notification Application - Change of use from Class B1a (office) to Class C3 (residential) use to provide 5 dwellings	Prior Approval Not Required 03/07/2015

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5.00 THE PROPOSAL

5.01 The (General Permitted Development) (Amendment) (England) Order 2015 (as amended by 20 SIs) allows for the conversion of B1 (a) office premises to residential use (Class C3) under Class O). The relevant up to date extract is attached at **Appendix 3**.

"Permitted development
O. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule."

5.02 The proposal is to change the use of The Old Hop Kiln from B1(a) Offices to C3 Dwellinghouses. The provision of new housing in sustainable urban locations is a national priority as set out in the NPPF.

5.03 The procedure for applications for Prior Approval under Part 3 is set out in paragraph W (**Appendix 4**) as set out below and insofar as they are the responsibility of the applicant.

5.04 ***W.-(1) The following provisions apply where under this Part a developer is required to make an application to a local planning authority for a determination as to whether the prior approval of the authority will be required.***

(2) The application must be accompanied by—
(a) a written description of the proposed development, which, in relation to development proposed under Class C, M, N or Q of this Part, must in the same application include any building or other operations;

5.05 This proposal is for a change of use of The Old Hop Kiln from offices (Class B1 (a)) to 6 dwellings comprising 4 x 2-bed dwellings and 2 x 1 bed flats. Bin and cycle stores are incorporated and each unit meets the Nationally Described Space Standards. The building operations required to convert The Old Hop Kiln from B1 office to C3 residential are internal which will require the removal of the existing internal partition walls, and the insertion of new party walls to form the six proposed residential units. In addition, within the four proposed houses' staircases will be inserted through the existing floors and partitions inserted to subdivide the interiors into individual rooms. All habitable rooms have existing external windows or rooflights to provide natural light. On the ground floor, existing double doors provide access to a communal bin store. The first floor flat (unit 6) is accessed via an existing external staircase. A concurrent planning application is made for additional door, window and rooflights to increase the amount of natural light in each of the units.

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5.06 ***(b) a plan indicating the site and showing the proposed development***;

5.07 The enclosed plans show the location of the site and the proposed development, with floor plans and elevations.

5.08 **(*ba) in relation to development proposed under Classes M, MA, N, O, P, PA and Q of this Part, a statement specifying the net increase in dwellinghouses proposed by the development (for the purposes of this sub-paragraph, "net increase in dwellinghouses" is the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development);***

5.09 There will be a net increase of 6 dwellings.

5.10 ***(bb) in relation to development proposed under Class Q of this Part, a statement specifying—***

(i) the number of smaller dwellinghouses proposed;

(ii) the number of larger dwellinghouses proposed;

(iii) whether previous development has taken place under Class Q within the established agricultural unit and, if so, the number of smaller and larger dwellinghouses developed under Class Q;

5.11 N/A

5.12 ***(bc) in relation to development proposed under Class M, MA, N, O, PA or Q of this Part, a floor plan indicating the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses***;

5.13 The submitted plans show the floor plans of the proposed dwellings, indicating the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses.

5.14 **(*c) the developer's contact address;***

5.15 The developer is: Falcon RJ Ltd, The Old Hop Kiln, 1 Long Garden Walk, Farnham, Surrey, GU9 7HX.

5.16 ***(d) the developer's email address if the developer is content to receive communications electronically; and***

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5.17 The developer's contact details are: Ms. J. Wunderlich, Paradigm Planning Ltd. Jayne@paradigmplanning.co.uk

5.18 ***(e) where sub-paragraph (6) requires the Environment Agency to be consulted, a site-specific flood risk assessment***,

5.19 Details in relation to flooding are enclosed at **Document 4**.

5.20 ***together with any fee required to be paid***.

5.21 The appropriate fee has been paid.

5.22 ***"Development not permitted***
O.1 Development is not permitted by Class O if –

(a) (no criteria)
(b) the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order—
(i) on 29th May 2013, or
(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use

5.23 The Old Hop Kiln is a lawful office building that is in use as offices and has been for many years, as noted in the previous Officer's Report for PAN approval CR/2015/0007 (**Appendix 2**).

(c) (no criteria)
(d) the site is, or forms part of, a safety hazard area; NO
(e) the site is, or forms part of, a military explosives storage area; NO
(f) the building is a listed building or is within the curtilage of a listed building; NO ***or***
(g)the site is, or contains, a scheduled monument NO

5.24 In determining whether prior approval is required, under the terms of the Order the Local Planning Authority must consider the following:

O.2.— (1) Development under Class O 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 and highways impacts of the development,
(b) contamination risks on the site,
(c) flooding risks on the site,

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(d) impacts of noise from commercial premises on the intended occupiers of the development,
(e) the provision of adequate natural light in all habitable rooms of the dwellinghouses.
and the provisions of paragraph W (prior approval) apply in relation to that application.

(2) Development under Class O is permitted subject to the following conditions –

(a) the development must be completed within a period of 3 years starting with the prior approval date; and
(b) the developer must apply for a determination under sub-paragraph (1) on or before 31st July 2021.

Interpretation of Class O
O.3.For the purposes of Class O, "commercial premises" means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of application under paragraph O.2(1), and includes any premises licensed under the Licensing Act 2003 or any other place of public entertainment.

5.25 Criteria O-2(1) a-e are considered below with reference to the relevant parts of paragraph W, insofar as they are the responsibility of the applicant, as required. The individual reports deal with the relevant advice set out in the NPPF and the NPPG. The applicant understands the development must be completed within 3 years of the Prior Approval date and this application is made prior to 31st July 2021.

(a) Traffic/Highways

5.26 This prior notification is supported by RGP Transport Statement, as attached at **Document 2**. The conclusions in the Summary Section 5 confirm that:

(i) The site is located in Farnham town centre with excellent access to local amenities for everyday needs and with numerous options of travel by non-car means such as bus and rail for trips further afield;
(ii) A safe and secure access to/from the site shall be retained in the same format as was used for the existing office use on the site;
(iii) The site will continue to have no car parking associated with it, which given the site location and local car ownership levels is considered appropriate; and
(iv) The development proposals are forecast to have a net impact of 22 fewer vehicle trips over the course of a daily period compared to the existing permitted office use.

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5.27 Paragraph 5.1.2 confirms "*On the basis of the above, it has been demonstrated that the proposed change of use from office to residential would not have a detrimental impact on transport and highway matters and is therefore considered acceptable.*" As in the previous approval, the transport and highways impacts have been fully assessed and are acceptable.

(b) Contamination

5.28 The Enviroscreen report as attached at **Document 3**, confirms that the site is not designated 'Contaminated Land' within the meaning of Part 2A of the Environmental Protection Act 1990 (W(10)(c)(i). In addition, no contamination risks have been identified that would affect the proposed change of use. The Officer's Report for the previous PAN approval CR/2015/0007 (**Appendix 2**) noted the Council's Environmental Health Officer did not raise any objections regarding contamination or air quality and therefore prior approval was not required.

(c) Flooding

5.29 The Environment Agency Report at **Document 4** confirms the site is within Flood Zone 1, an area of low probability for flooding - see extract from the Environment Agency website. The Officer's Report for the previous PAN approval CR/2015/0007 (**Appendix 2**) noted the Old Hop Kiln was within Flood Zone 1, was not within 25m of a watercourse and was not located within a Critical Drainage Area. Prior approval for flood risk was not therefore required.

(d) Noise Impacts

5.30 Enclosed at **Document 5** is a detailed Planning Noise Assessment. This confirms:

"*9.3. The assessment has demonstrated that the proposals will not give rise to significant adverse effects on health and quality of life and that reasonable practicable mitigation measures can be put in place using conventional construction methods in order for adverse effects to be reduced.*

9.4. Therefore the assessment has demonstrated that incident ambient noise levels around the proposed residential development should not be viewed as a constraint for the planning application."

5.31 The Report notes that on similar applications officers have imposed the following condition: *"Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the 'indoor ambient noise levels for dwellings' guideline values specified within BS 8233:2014,Guidance on Sound Insulation and Noise Reduced for Buildings, shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the*

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approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter".

5.32 It has been demonstrated that the intended occupiers of the proposed development will not therefore be adversely impacted by noise from commercial premises on the development.

(e) Natural Light

5.33 Paragraph W(2A) requires that "*Where the application relates to prior approval as to adequate natural light, the local planning authority must refuse prior approval if adequate natural light is not provided in all the habitable rooms of the dwellinghouses*."

5.34 It will be seen from the proposed drawings that each of the new residential units will have access to natural daylight through existing windows and rooflights and through the insertion of new windows, doors and rooflights as set out in the concurrent planning application.

5.35 Enclosed at **Document 6** is a Daylight Assessment by TFT which confirms:

"*The residential units will be served by large areas of glazing, which should ensure that adequate light will be provided into the living spaces behind. The apartments have been configured to maximise the light available by locating the main living areas by the horizontal and vertical glazing, providing a multi-glazed arrangement where necessary. These design measures will ensure that the access to light is maximised.*

The potential for natural light within the scheme proposals as a whole are considered to be adequate and in line with the design principles and recommendations in the BRE Guidelines. These should also be deemed to be in accordance with the aims of the Waverley Borough Council's planning policy in daylight terms."

5.36 Accordingly, it has been demonstrated that each new residential unit will have access to adequate natural light to all habitable rooms.

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6.00 CONCLUSIONS

6.01 This prior notification application is for a straightforward proposal for a Change of Use of The Old Hop Kiln from Class B1 (a) to 6 dwellings within Class C3. The NPPF encourages the provision of new dwellings, which is a national priority, in sustainable urban locations such as Farnham town centre and encourages the re-use of underused land and buildings. Similar aims and intentions are reflected in the Development Plan. Prior Approval has previously been given for a development of 5 units. The development will provide a range of smaller units.

6.02 The enclosed technical reports confirm that there would be no adverse traffic/highways implications nor would there be any on-site contamination and the site is not within a Flood Zone. There will not be any adverse noise impacts and each dwelling will enjoy adequate natural light which will be provided by the existing openings and the new openings proposed under the concurrent planning application. The 6 dwellings proposed will therefore provide good quality accommodation for its future occupiers and contribute to housing land supply, without having any adverse impacts on any interests of acknowledged importance.

6.03 The application sets out why such development complies with the relevant provisions of the Order. Accordingly, we look forward to your confirmation within 56 days that, either, Prior Approval is not required as stated in W (11) (a), or, if it is so required, that Prior Approval is given as stated in W (11) (b).

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