



London Borough of Barnet, Planning Services  
 2 Bristol Avenue, 7th Floor  
 Colindale, London, NW9 4EW  
 Tel: 0208 359 3000  
 Email: [planning.enquiry@barnet.gov.uk](mailto:planning.enquiry@barnet.gov.uk)

Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)  
 Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

### The current building and site

Has the building been vacant for a continuous period of at least 3 months immediately prior to the date of this application?

- Yes  
 No

Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:

- For periods prior to 1 September 2020
  - Shops (Use Class A1);
  - Financial and professional services (Use Class A2);
  - Food and drink (Use Class A3)
  - Business (Use Class B1);
  - Medical or health services
  - Non-residential institutions (Use Class D1(a));
  - Crèche, day nursery or day centre
  - Non-residential institutions (Use Class D1(b));
  - Indoor and outdoor sports
  - Assembly and leisure (Use Class D2(e)), other than an indoor swimming pool or skating rink;
- For periods from 1 September 2020
  - Commercial, Business and Service (Use Class E)

- Yes  
 No

Does the cumulative floor space of the existing building exceed 1,500 square metres?

- Yes  
 No

Is any land covered by, or within the curtilage of, the building:

- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area;

Or, is the building:

- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site

Yes

No

### The proposed change of use

For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)).

Is/Was there an Article 4 direction in place that has removed these specific permitted development rights?

Yes

No / Not relevant

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard?](#)

Yes

No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

Yes

No

## Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?

Yes

No

## Fire Safety

Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

Would the proposed development result in a building that contains one or more dwellinghouse, and is:

- 18 metres or more in height (as measured from ground level to the highest part of the roof); and/or
- Contains 7 or more stories

Yes

No

## Description of Proposed Works, Impacts and Risks

### Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

Refer to Design & Access Statement

The building is located within a small parade located away from the Town Center and which has become redundant, currently has two points of access on the ground floor. The majority of the shops in the parade are no longer in a retail or commercial use, most of the shops have already been converted into residential units.

The shop front will be removed and replaced with two windows and a door.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Refer to Design & Access Statement and drawings.

All habitable rooms have adequate natural light.

What will be the net increase in dwellinghouses?

2

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

### Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated, particularly to ensure safe site access

Refer to Design & Access Statement

Access to the site is from the Great North Circular Road and from the passageway at the rear leading into Sunny Gardens Road.

The current car parking arrangements were that one vehicle usually was parked off street to the rear of the property, but there is space for 2 off street parking at the rear, currently there is a metal/plastic shed at the rear occupying the car parking space, it will be removed to give one more off street car parking.

Sunny Gardens Road of which Sunny Gardens Parade forms a part has a controlled parking zone in operation but only on Saracens Rugby event days (March-October on Sundays every two-three weeks) with restrictions to permit holders only between the hours of 1.00pm and 6.00pm.

The development should not have any impact on highways.

Please provide details of any contamination risks and how these will be mitigated

Land is not contaminated.

Please provide details of any flooding risks and how these will be mitigated.

The site is within flood zone 01. Therefore, the likelihood of flooding is minimal and there is no need to undertake further investigation as to the risk of flooding.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

N/A

If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated

N/A

If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated

N/A

If the proposal involves the loss of services provided by a registered nursery, or a health centre. Please provide details of the impacts on the local provision of the type of services lost and how these will be mitigated

N/A

## List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

**House name:**

**Number:**

3

**Suffix:**

**Address line 1:**

Sunny Gardens Parade

**Address Line 2:**

**Town/City:**

London

**Postcode:**

NW4 2AJ

## Site information

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

### Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

AGL78858

## Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- Yes  
 No

## Vehicle Parking

**Please note:** This question contains additional requirements specific to applications within Greater London.

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Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

Please provide the number of existing and proposed parking spaces.

### Vehicle Type:

Cars

### Existing number of spaces:

2

### Total proposed (including spaces retained):

2

### Difference in spaces:

0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

## Electric vehicle charging points

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Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

- Yes  
 No

## Superseded consents

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Does this proposal supersede any existing consent(s)?

- Yes  
 No



## Development Dates

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When are the building works expected to commence?

09/2022



When are the building works expected to be complete?

12/2022



## Scheme and Developer Information

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### Scheme Name

Does the scheme have a name?

Yes

No

### Developer Information

Has a lead developer been assigned?

Yes

No

## Residential Units

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

### Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes

No

**Residential Unit Type:**

Flat, Apartment or Maisonette

**Tenure:**

Market for rent

**Who will be the provider of the proposed unit(s)?:**

Private

**Number of units, of this specification, to be added:**

1

**GIA (gross internal floor area) per unit:**

55.67 square metres

**Habitable rooms per unit:**

2

**Bedrooms per unit:**

1

**Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:**

Yes

**Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:**

Yes

**Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:**

Yes

**Providing sheltered accomodation?:**

No

**Providing specialist older persons housing?:**

No

**On garden land?:**

No

**Residential Unit Type:**

Flat, Apartment or Maisonette

**Tenure:**

Market for rent

**Who will be the provider of the proposed unit(s)?:**

Private

**Number of units, of this specification, to be added:**

1

**GIA (gross internal floor area) per unit:**

54.05 square metres

**Habitable rooms per unit:**

2

**Bedrooms per unit:**

1

**Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:**

Yes

**Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:**

Yes

**Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:**

Yes

**Providing sheltered accomodation?:**

No

Providing specialist older persons housing?:

No

On garden land?:

No

Please add details for every unit of communal space to be added

### Totals

Total number of residential units proposed

Total residential GIA (Gross Internal Floor Area) gained

<input type="text" value="109.72"/>	square metres
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## Existing and Proposed Uses

**Please note:** This question contains additional requirements specific to applications within the Greater London area.

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Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

**Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. [View further information on Use Classes](#). Multiple 'Other' options can be added to cover each individual use.**

<p><b>Use Class:</b> A1 - Shops</p> <p><b>Existing gross internal floor area (square metres):</b> 109.72</p> <p><b>Gross internal floor area lost (including by change of use) (square metres):</b> 109.72</p> <p><b>Gross internal floor area gained (including change of use) (square metres):</b> 109.72</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Total Existing gross internal  
floorspace (square metres)**

109.72

**Gross internal floor area lost (including by  
change of use) (square metres)**

109.72

**Gross internal floor area gained (including  
change of use) (square metres)**

109.72

## Occupation Status

**Please note:** This question is specific to applications within the Greater London area.

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Please indicate the occupation status of the building in question

- Vacant
- Partially vacant
- Occupied

## Waste and recycling provision

**Please note:** This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

- Yes
- No

## Environmental Impacts

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### Community energy

Will the proposal provide any on-site community-owned energy generation?

- Yes
- No

### Heat pumps

Will the proposal provide any heat pumps?

- Yes
- No

### Solar energy

Does the proposal include solar energy of any kind?

- Yes
- No

### Passive cooling units

Number of proposed residential units with passive cooling

### Emissions

NOx total annual emissions (Kilograms)

Particulate matter (PM) total annual emissions (Kilograms)

### Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?

Yes

No

### Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

### Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

### Residential units with electrical heating

Number of proposed residential units with electrical heating

0

### Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

## Utilites

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### Water and gas connections

Number of new water connections required

2

Number of new gas connections required

2

### Fire safety

Is a fire suppression system proposed?

Yes

No

### Internet connections

Number of residential units to be served by full fibre internet connections

2

Number of non-residential units to be served by full fibre internet connections

0

### Mobile networks

Has consultation with mobile network operators been carried out?

Yes

No

## Declaration

I / We hereby apply for Prior Approval: Change of use – commercial/business/service to dwellinghouses as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Tal Mendes

Date

20/06/2022