



London Borough of Barnet, Planning Services  
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Application for Removal or Variation of a Condition following Grant of Planning Permission or  
 Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation  
 Areas Act) 1990 (as amended)

**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

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

-

Surname

Shahrestani

Company Name

Planning Architecture Ltd

## Address

Address line 1

71-75

Address line 2

Shelton Street

Address line 3

Town/City

London

County

Country

Postcode

WC2H 9JQ

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Partial demolition of existing building. Extensions and façade alterations to create a 4 storey mixed use building including rooms in the roof, providing 5no new self-contained flats (Use Class C3) and retail unit (Class E) at ground floor. Associated refuse and recycling store, communal amenity space. [amended]

Reference number

20/5753/FUL

Date of decision (date must be pre-application submission)

02/12/2020

**Please state the condition number(s) to which this application relates**

Condition number(s)

Condition 1  
Condition 17

Has the development already started?

- Yes  
 No

If Yes, please state when the development was started (date must be pre-application submission)

01/11/2021

Has the development been completed?

- Yes  
 No

## Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Condition 1

The proposed changes are nominal as seen from the drawings, the intention is to make better use of the spaces and centralise the Commercial Entrance to enhance the visual appearance and create a good separation distance from the Residential Entrance, with the basement having more space to utilise. The residential entrance ramp is reduced in size to reduce the clutter, while simultaneously retaining the existing nature of the original application.

The benefits of the amendments will make better use of the commercial space as it will open the main floor plan.

The use of Greenery / shrubs are also retained as per original application to help enhance the appearance.

Condition 17

Rewording of condition to:

The area of the ground floor plan hereby approved, marked 'Shop Floor' shall be used as Class E including related ancillary uses only and for no other purpose.

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 1:

Original application drawings:

20044-GAA-ZZ-B1-DR-T-2001 - Basement

20044-GAA-ZZ-GF-DR-T-2002 - Ground Floor

20044-GAA-ZZ-XX-DR-T-2101 - Street Elevation

20044-GAA-ZZ-XX-DR-T-2104 - Rear / West Elevation

Proposed Swapping of Drawings:

0246 300 Prop Basement

0246 301 Prop Ground Floor

0246 302 Prop Elevation

0246 303 Prop Rear Elevation

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Surname

Mahan

Declaration Date

15/12/2023

Declaration made

## Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

- Shahrestani

Date

17/12/2023