



Planning and Transportation,
PO Box 53, Civic Centre,
Silver Street, Enfield,
EN1 3XE
TEL: 020 8379 1000
FAX: 020 8379 3811

Email: development.control@enfield.gov.uk

For office use only

Applic. No.	<input type="text"/>	Date Received	<input type="text"/>
Fee	<input type="text"/>	Receipt No.	<input type="text"/>

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	<input type="text" value="82"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="82 London Road"/>
Address Line 1	<input type="text" value="82 London Road"/>
Address Line 2	<input type="text" value="Enfield"/>
Address Line 3	<input type="text"/>
Town/city	<input type="text" value="Enfield"/>
Postcode	<input type="text" value="EN2 6HU"/>

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

Easting (x)	<input type="text" value="532965"/>	Northing (y)	<input type="text" value="196158"/>
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Description

Empty Unit

Applicant Details

Name/Company

Title

Mr & Mrs

First name

dawn

Surname

phantis

Company Name

Address

Address line 1

Willow Lodge

Address line 2

coopers lane

Address line 3

Town/City

northaw

County

Country

United Kingdom

Postcode

EN6 4NG

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

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

Application is for prior approval for change of use of hot food takeaway at ground floor (sui-generis) to 1 x self-contained flat at front and 1 x self contained flat at rear (Class C3), involving reduction of single storey rear extension to allow a small outdoor area for bins/bike storage (planning granted 23/03670/FUL) The proposed development will take on a warehouse style and therefore fit the aesthetics of the parade.

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

Provision for adequate natural light has been assessed and confirmed. Report is attached. Roof/ceiling plan is attached which shows existing light well which can be seen to serve both the bedrooms, front and rear. The roof/ceiling plan and proposed development plan are next to each other and the lightwell is marked.

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

There will be no significant impact on transport and highways as there are 2 train stations within walking distance, Enfield Town & Enfield Chase, plus London Road is served by numerous bus routes. Furthermore London Road has the benefit of a new cycle lane and bicycle storage will be provided-The existing ground floor projection is being demolished and rebuilt 1m smaller, which will enable a fence to be erected similar to that already in place to the flats to the rear of the site, segregating the entrance to the flat from the roadway, providing safety & some privacy to the occupants of the flat and also provide space for an Asgard secure cycle store(compliant to requirements of 1 space per studio or 1 person 1 bedroom dwelling. A similar Asgard cycle store will be provided for the front flat in the private space outside the bifolding doors. A legal agreement or unilateral undertaking ensuring that the 1bed/studio flat at the front of the building will be 'car-free' is being drawn up as was the case with 78 & 80 London road. This is not the case for the 1 bed flat at the rear of the building as it has a parking space. Photo is attached showing the area immediately to the rear of No 82 is already hardstanding with bollards and a clear delineation between the road and the pedestrian walkway. Pedestrian Access to the rear flat is through the walkway, also used for access to the flats at the back "Oakmount Lodge". The walkway is brightly lit at night and covered by CCTV both of which are under control of the "block Management" to which the property currently and will continue to pay service charge to.(photos attached) The proposed flat at the rear will have motion sensor lighting next to the entrance door, set at an angle to prevent any nuisance to the flats at the rear of the site. Ambulances can get through the undercroft as can police vehicles. A fire hydrant was installed at the rear when the flats at the back of the site were built as fire engines cannot get through the undercroft. There are 2 dry riser access points immediately opposite the rear 78-82 approximately 20ft from the proposed entrance to the flats. There are 6 x1100L bins and 1 x 1100L recycling bin on site , LBE service contract(photo attached) which are included in our service charge. The bin lorries stop in the layby at the front of the property accessed from London road and the refuse collectors walk to and through the undercroft to take them to the lorry. This happens currently. Delivery vehicles can access the rear of the site, deliveries are currently made to the flats at the rear without compromising the safety of residents or the free-flow of traffic. It is planned to install a ventilation system designed to maintain indoor air quality by providing sufficient levels of fresh outdoor air and humidity control.

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

No contamination risk

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

Not in flood risk zone

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

A full noise assessment has been carried out approved. The report will be submitted with this application

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

Not in a conservation area

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

Not located in an area used for any of the above

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

Not used as a registered nursery or health centre

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:

Toolstation

Number:

70

Suffix:

Address line 1:

70-76 London Road

Address Line 2:

Town/City:

Enfield

Postcode:

EN2 6HU

House name:

Number:

78

Suffix:

Address line 1:

78-80

Address Line 2:

London Road

Town/City:

Enfield

Postcode:

EN2 6HU

House name:

Supple feet clinic

Number:

84

Suffix:

Address line 1:

84 London Road

Address Line 2:

Town/City:

Enfield

Postcode:

EN2 6HU

House name:

Peter Dyer Photographers

Number:

86

Suffix:

Address line 1:

86 London road

Address Line 2:

Town/City:

Enfield

Postcode:

EN2 6HU

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".

Title Number:

NGL448801

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

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:

1

Total proposed (including spaces retained):

1

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

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.](#)

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

Yes

No

Superseded consents

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.](#)

Does this proposal supersede any existing consent(s)?

Yes

No

Development Dates

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

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

When are the building works expected to commence?

03/2024



When are the building works expected to be complete?

12/2024



Scheme and Developer 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.](#)

Scheme Name

Does the scheme have a name?

Yes

No

Please enter the scheme name

Regeneration 82 London Road

Developer Information

Has a lead developer been assigned?

Yes

No

Please enter the company name

C3 developments Ltd

Is the lead developer a registered company in the UK?

Yes

Registered in another country

No

Residential Units

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

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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:

Starter Homes

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

Private

Development type:

Conversion

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

1

GIA (gross internal floor area) per unit:

42 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:

No

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

No

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

No

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Starter Homes

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

Private

Development type:

Conversion

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

1

GIA (gross internal floor area) per unit:

53 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:

No

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

No

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

No

Providing sheltered accommodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Communal space to be added

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

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

2

GIA (gross internal floor area) per unit:

95 square metres

Totals

Total number of residential units proposed

2

Total residential GIA (Gross Internal Floor Area) gained

95

square metres

Mixed use residential site area

Is this application for a mixed use proposal that includes residential uses?

Yes

No

Existing and Proposed Uses

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

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

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.

Use Class:

SG - Sui Generis

Existing gross internal floor area (square metres):

100

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

5

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

0

Total Existing gross internal floorspace (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
100	5	0

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

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.](#)

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

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

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 2021?

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

2

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

75

Utilites

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

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Water and gas connections

Number of new water connections required

2

Number of new gas connections required

0

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 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

dawn phantis

Date

06/03/2024