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Development Management  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

Application to determine if prior approval is required for a proposed: Change of Use from Takeaways, Betting Offices, Pay Day Loan Shops or Launderettes (Sui Generis Uses); or a Mixed Use combining use as a Dwellinghouse (Use Class C3) with a Betting Office, Pay Day Loan Shop or Launderette (Sui Generis Uses); to Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class M

#### 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="159"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Malden Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Camden"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW5 4HT"/>

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

Easting (x)

527989

Northing (y)

185131

Description

## Applicant Details

Name/Company

Title

Ms

First name

S

Surname

Aujla

Company Name

## Address

Address line 1

16 Windsor Road

Address line 2

Finchley Central

Address line 3

Barnet

Town/City

London

County

Country

United Kingdom

Postcode

N3 3SS

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Eligibility

This permitted development right was amended on 1 August 2021 to no longer include changes of use from shops and financial/professional services.

**If your proposed change of use is from Use Class E** (e.g. from shops or financial/professional services):

- You should not continue with this application as it will be refused by the Local Authority and you may not be eligible for a refund.
- There are now specific permitted development rights to cover changes of use from Use Class E (e.g. from shops; or financial/professional services) to Use Class C3 (dwellinghouses) that require a 'Prior Approval: Change of use - commercial/business/service to dwellinghouses' application.

**If your proposed change of use is from a Sui Generis use** (e.g. a takeaway; betting office; pay day loan shop; or launderette), then this type of application is still valid for eligible proposals.

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.

**Please note:** Any new dwellinghouse will only be eligible for permitted development rights if it has a gross internal floor area of at least 37 square metres, and complies with the [nationally described space standard](#).

Was the use of the building on 20th March 2013 (or the last use before that date) one of the following:

- a betting office, pay day loan shop or launderette; or
- a mixed use combining use as a dwellinghouse with one of the above uses;
- a Hot Food Takeaway

☒ Yes

☐ No

Will the total combined floor space in the building (previously and in this proposal) changed to Class C3 (Dwellinghouses) exceed 150 square metres?

☐ Yes

☒ No

Will the external dimensions of the resulting building extend beyond the existing building at any point?

☐ Yes

☒ No

Is the building:

- in a conservation area;
- 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;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a listed building; or
- a scheduled monument.

☐ Yes

☒ No

## Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including (from 1 August 2020) details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Conversion of hot food takeaway into C3 residential use. Natural light is provided via single-aspect windows at the front and rear of the property ensuring all habitable rooms are exposed to adequate natural light. The front facade is retained with glazing obscured min 1.8m +FFL.

Are any associated building works or other operations required to make this change?

Note that such works are restricted to those reasonably necessary to convert the building for use as a dwellinghouse (including partial demolition).

☐ Yes

☒ No

What will be the net increase in dwellinghouses?

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

1

Please provide details of any transport and highways impacts and how these will be mitigated:

N/A

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

All food waste/general waste & recycling is to be stored in an outside bin store at the rear of the property.

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

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.

N/A

If the building's current use is a Launderette, please provide details of the impact on the adequate provision of local services based on the loss of the Launderette.

For example:

- Would there be a reasonable prospect of the building being used as a Launderette going forward?
- Would unique Launderette facilities be lost from the area if the use is changed?

N/A

(Please note that legislative changes on 1 August 2021 reduced the scope of this question to be specific to Launderettes. Answer the question 'Not relevant' if this is not the current use of the building)

## 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:**  
LN84524

## 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

## 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?

01/2023



When are the building works expected to be complete?

04/2023



## 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

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

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### 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

Please provide details for each separate type and specification of residential unit being provided.

**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:**

53.43 square metres

**Habitable rooms per unit:**

3

**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

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

### Totals

Total number of residential units proposed

1

Total residential GIA (Gross Internal Floor Area) gained

53.43

square metres

## Existing and Proposed Uses

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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.**

Use Class:

SG - Sui Generis

Existing gross internal floor area (square metres):

53.43

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

53.43

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

53.43

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

53.43

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

53.43

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

53.43

## 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

## Utilities

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**Water and gas connections**



Number of new water connections required

0

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

0

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

## Environmental Impacts

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

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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

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 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

1

### Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

## Declaration

I / We hereby apply for Prior Approval: Change of use - takeaway/sui generis/mixed use 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

shalini aujla

Date

03/11/2022