

Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3)

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

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If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address

Title:	Mr	First name:	Adnan	
Last name:	Ali			
Company (optional):				
Unit:		Number:	124	Suffix:
Building name:				
Address 1:	Mortlake Road			
Address 2:				
Address 3:				
Town:	Ilford			
County:	Essex			
Country:				
Postcode:	IG1 2SZ			

2. Agent Name and Address

Title:	Mr	First name:	Avinash	
Last name:	Tiwari			
Company (optional):	Scientific Designs			
Unit:		Number:	53A	Suffix:
Building name:				
Address 1:	Azalea Close			
Address 2:				
Address 3:				
Town:	Ilford			
County:	Essex			
Country:				
Postcode:	IG1 2BF			

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:	1B	Suffix:	
Building name:					
Address 1:	QUEEN STREET				
Address 2:					
Address 3:					
Address 4:					
Postcode:	DA12 2EQ				

4. Eligibility

Would the proposed change of use result in the building containing more than two flats?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would a part of the building continue to be:

- In a commercial/business/service use; and/or
- Used as a betting office and/or a pay day loan shop

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the proposed flat(s) only be situated on floor(s) above a floor where at least some of the other proposed mixed uses are to be provided?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If the building has a ground floor display window, would any of that ground floor be used as a flat?

☐ Yes ☒ No / The building does not have a ground floor display window

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will all the proposed flats have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the change of use, will each flat only be used as a dwelling:

- by a single person or by people living together as a family, or
- by not more than 6 residents living together as a single household (including a household where care is provided for residents)

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development including details of the flat(s) and other works proposed:

Change of use from Commercial Class E to Residential C3.

EXISTING:

The existing first floor building of the subject application is Class E (meeting room, bathroom and storage) this sub-divided in two area one related to 1A Queen Street and the other related 19-20 King Street.

Both 1B and 1C Queen Str, same for 1A Queen Str and 19/20 King Str are from the same owner (the applicant).

This entire building facing Queen & King Street was upgraded with new shop front according with the Conservation Area requirement related to the ground floor and the First floor maintained with the original provision.

PROPOSED:

The provision of the first floor flat, 1B Queen Str (separate application will be submitted to cancel the number 1C) is a single Bedroom 2 person flat.

The work provide to remove the internal partition exclude the bathroom and change the rear window to bifold door to connect with amenity space (balcony) this set back from the boundary for privacy and screening / overlooking.

The internal layout provide 2 main spaces with open plans only consideration will be made for the bedroom side:

- Open plan kitchen, living room, dining area with bathroom according with the requirement set on the new London Plan related the internal spaces;
- Bedroom with en-suite separated with frosted glass partition to increase the mitigation of the natural light and avoid the sense of closure this granted also from the top skylight. The bedroom provide the change of the window, facing to the rear of the property, into bifold door to access the amenity space/balcony requested and set back from the boundary as per 45degree rule to preserve the privacy of the occupant and also prevent the overlooking related the adjoining commercial property.

What will be the net increase in dwellinghouses:

59.9

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

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details on the provision of adequate natural light in all habitable rooms of the flat(s):

The internal layout of this proposal provide 2 spaces subdivided as indicated on the plans:

- Living room, kitchen, dining area and bathroom (open plan) on the front side with double windows facing on Queen Str side and 2no. skylights this satisfy the internal natural light and ventilation as requested.
- Bedroom area with en-suite with frosted glass partition and skylight this to guarantee the natural light and ventilation necessary.

Please provide details of any arrangements required for the storage and management of domestic waste:

The storage of the domestic waste will be on the Ground Floor Level between the entrance and the staircases as indicated on the plans and this will be, on the collection day, located outside in proximity of the main door for the collection.

5. Description of Proposed Works, Impacts and Risks (continued)

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

No contamination risks related this change of use. The work are related only to the removal of internal partitions.

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 (Check online: <https://flood-map-for-planning.service.gov.uk/>); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

- No Flood Risk Zone 1 (see attached map)
- No drainage problems as requested

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:

All the windows installed are with double glazed glass, to mitigate the sound and noise from the commercial use of the ground floor, same related the installation of the uPVC bifold door installed on the rear side to access to the amenity space (balcony).

6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required. If sufficient information is not provided the Local Authority can either request it, or refuse the application.

All sections of this application completed in full, dated and signed.	☒	A plan indicating the site and showing the proposed development.	☒
The correct fee	☐	A site specific flood risk assessment (if required as per the flood risk details of question 5)	☒
Floor plans indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses	☒	All plans should be drawn to an identified scale and show the direction of North. Plans can be bought from the Planning Portal's accredited supplier: https://www.planningportal.co.uk/buyapanningmap	

7. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form 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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):	
		Nov 15, 2021	(date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension:
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	
Email address:		

9. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension:
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	
Email address:		