Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Brent https://www.brent.gov.uk/planning-and-building-control

Publication of applications on planning authority website

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".

Address Line 1

934A & B, North Circular Road

Address Line 2

-

Address Line 3

-

Town/City

Neasden, London

County

-

Postcode

NW2 7JR

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

Easting (x)

522007

Northing (y)

186980

Description of site location

-

Applicant Details

Name/Company

Title

Mr

First Name

-

Surname

Halern

Company Name

-

Address

Address Line 1

934 North Circular Road

Address Line 2

-

Address Line 3

-

Town/City

London

County

-

Country

-

Postcode

NW2 7JR

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

-

Secondary number

-

Fax Number

-

Email address

[redacted]

Agent Details

Name/Company

Title

Mr

First Name

Moses David

Surname

Motzen

Company Name

Prestige Planning LTD

Address

Address Line 1

6 Grosvenor way

Address Line 2

-

Address Line 3

-

Town/ City

London

County

-

Country

United Kingdom

Postcode

E5 9ND

Contact Details

Primary number

-

Secondary number

-

Fax number

-

Email Address

[redacted]

Description of Proposed Works

Please describe the proposed works

Change of use of 2 self-contained flats on first and second floors into 2 x house in multiple occupation, comprising 3 bedrooms and maximum occupancy of 3 people per HMO

Has the work already been started without consent?

- ◯ Yes
- ◉ No

Site Information

Site Area

418.15 sq. metres

Ownership Type

Private

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Title Number(s)

unregistered

Has EPC Certificate

- ◯ Yes
- ⊘ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

-

Existing Use

Current Use of Site

2 x C3 Residential Flats

Is the Site Currently Vacant?

- ◯ Yes
- ⊘ No

Is the Land Known to Be Contaminated?

- ◯ Yes
- ⊘ No

Is the Land Suspected to Be Contaminated?

- ◯ Yes
- ⊘ No

Is the Proposed Use Vulnerable to Contamination?

- ◯ Yes
- ⊘ No

Existing and Proposed Uses

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Use Class	Existing GIA (m²)	GIA to Be Lost (m²)	GIA to Be Gained (m²)
C3	56.10	56.09	0
C3	59.59	59.59	0
C4	0	0	56.10
C4	0	0	59.59
Total	115.69	115.68	115.69

Further information about the Proposed Development

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What is the Gross Internal Area to be added to the development?

0 m²

Number of additional bedrooms proposed

4

Number of additional bathrooms proposed

4

Estimated total cost of development

-

Do the proposals cover the whole existing building(s)?

◯ Yes
⊘ No

Building coverage details

The proposal is for the 1st and 2nd floors

Does the proposal include any new building and/or increase in height to an existing building?

◯ Yes
⊘ No

Will the proposal result in the loss of any residential garden land?

◯ Yes
⊘ No

Has a Registered Social Landlord been confirmed?

◯ Yes
⊘ No

Vacant Building Credit

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Qualifies for Vacant Building Credit?

◯ Yes
⊘ No

Superseded Consents

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Supersedes Existing Consents?

◯ Yes
⊘ No

Development Dates

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Phase Detail	Expected Commencement	Expected Completion
Entire Development	2027-01	2027-04

Scheme and Developer Information

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Does the Scheme Have a Name?

- ◯ Yes
- ⊘ No

Has a Lead Developer Been Assigned?

- ◯ Yes
- ⊘ No

Materials

Does the proposed development require any materials to be used externally?

- ◯ Yes
- ⊘ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within fallin distance of the proposed development?

- ◯ Yes
- ⊘ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ◯ Yes
- ⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ◯ Yes
- ⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ◯ Yes
- ⊘ No

Are there any new public roads to be provided within the site?

- ◯ Yes
- ⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ◯ Yes
- ⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ◯ Yes
- ⊘ No

Parking

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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

Vehicle Type	Existing Spaces	Proposed Spaces	Difference
Cycle spaces	0	6	6

Electric Vehicle Charging Points

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

- ◯ Yes
- ◉ No

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ◯ Yes
- ◉ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ◯ Yes
- ◉ No

Will the proposal increase the flood risk elsewhere?

- ◯ Yes
- ◉ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☑ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

Biodiversity and Geological Conservation

Protected/Priority Species Present

No

Designated Sites/Habitats Present

No

Geological Features Present

No

Biodiversity Net Gain

Does BNG Condition Apply?

◯ Yes

⊘ No

Reason 1	Development site area of 0.2 hectares or below
Priority habitats on or within 500m of the site	No
Can evidence the site assessment if the presence of priority habitats is disputed	Yes
Justification	The proposal is an internal conversion/change of use only. Therefore BNG does not apply.

Foul Sewage

Please state how foul sewage is to be disposed of

Mains sewer

Are you proposing to connect to the existing drainage system?

Unknown

Trade Effluent

Does the Proposal Involve Trade Effluent Disposal?

◯ Yes

⊘ No

Further Information

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Fast Track Route Eligible?

- ◯ Yes
- ◉ No

Estimated Total Cost

Up to £2m

Open and Protected Space

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Will the proposed development result in the loss, gain or change of use of any open space?

- ◯ Yes
- ◉ No

Will the proposed development result in the loss, gain or change of use of any protected space

- ◯ Yes
- ◉ No

Water Management

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Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

- ◯ Yes
- ⊘ No

Expected internal residential water usage (Litres per person per day)

105

Does the proposal include the harvesting of rainfall?

- ◯ Yes
- ⊘ No

Does the proposal include re-use of grey water?

- ◯ Yes
- ⊘ No

Waste and Recycling Provision

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

Waste Storage Details

A dedicated refuse storage area is provided at groundfloor level, as shown on the proposed plans. The refuse area accommodates:
● 240L general waste
● 240L mixed recycling
● 25L food waste
for each HMO, meeting Brent's wastecapacity standards.
The refuse area is positioned adjacent to the main entrance, allowing bins to be stored discreetly without obstructing circulation routes or impacting the public realm.

Utilities

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Number of new water connections required

0

Number of new gas connections required

0

Fire suppression system proposed?

- ◯ Yes
- ⊘ No

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

Has consultation with mobile network operators been carried out?

- ◯ Yes
- ⊘ No

Environmental Impacts

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

- ◯ Yes
- ⊘ No

Will the proposal provide any heat pumps?

- ◯ Yes
- ⊘ No

Does the proposal include solar energy of any kind?

- ◯ Yes
- ⊘ No

Number of proposed residential units with passive cooling

2

NOx total annual emissions (kg)

0

Particulate matter (PM) annual emissions (kg)

0

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

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

0

Urban Greening Factor - Score

0

Number of proposed residential units with electrical heating

1

Percentage of demolition/construction material to be reused/recycled

95

Residential Units

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Loss or Replacement of Units

Does the Proposal Involve Loss or Replacement of Residential Units?

- [x] Yes
- [ ] No

Unit Type	Tenure	Units Lost	GIA (m²)	Bedrooms
Flat	Market for rent	1	56.1	2
Flat	Market for rent	1	59.59	2

Addition of Units

Does the Proposal Involve Addition of Residential Units?

- [x] Yes
- [ ] No

Unit Type	Tenure	Provider	Units Added	GIA (m²)	Bedrooms
HMO	Market for rent	Private rented sector	1	56.1	3
HMO	Market for rent	Private rented sector	1	59.59	3

Totals

Total number of residential units proposed

2

Total residential GIA lost

115.69 m²

Total residential GIA gained

115.69 m²

Is This a Mixed-Use Proposal?

- [ ] Yes
- [x] No

Non-Permanent Dwellings

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Loss or Gain of Non-Permanent Dwellings?

- ◯ Yes
- ⊘ No

Other Residential Accommodation

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Does this proposal involve the loss or gain of any other residential accommodation?

- ◯ Yes
- ⊘ No

Employment

Will There Be Existing or Proposed Employees?

- ◯ Yes
- ⊘ No

Hours of Opening

Are Hours of Opening Relevant?

- ◯ Yes
- ⊘ No

Industrial/Commercial Processes

Does the Proposal Involve Industrial/Commercial Activities?

- ◯ Yes
- ⊘ No

Waste Management

Is This a Waste Management Development?

- ◯ Yes
- ⊘ No

Hazardous Substances

Will Hazardous Substances Be Used or Stored?

- ◯ Yes
- ⊘ No

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?

Agent

Pre-application Advice

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

- ◯ Yes
- ⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.
For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ 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 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 Agent

Title

Mr

First Name

Moses David

Surname

Motzen

Declaration Date

17/09/2026

Declaration Made

- [x] Yes
- [ ] No

Declaration

I/We hereby submit this Application for Planning Permission 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.

- [x] I / We agree to the outlined declaration

Signed

Moses David Motzen

Date

06/10/2026