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15.10.2022

Dear Madam or Sir

Lawful development: Existing Use

**Use of the Maisonette as a 3-Bedroom Dwelling
Reference: PP-11556213**

Address: Maisonette 1st and 2nd Floor, 7, Belsize Terrace, London, NW3 4AX

On behalf of our client Barrett Firrell Ltd, we are applying for a Certificate of Lawfulness for the development identified above.

The Maisonette was original a self-contained flat. It has been used as office B1, and external alterations to the rear have been made under approved planning Application 2008/2528/P.

The Maisonette is now in use for more than 10 years as a self-contained dwelling; therefore, our clients are seeking to obtain a certificate of lawfulness for the existing residential use.

For documentation we have provided the following:

A) Drawings:

- Location Plan 1:1250
- Existing Ground Floor plan 1:50
- Existing First Floor Plan 1:50
- Existing Second Floor Plan 1:50
- Existing Third Floor / Roof Plan 1:50



B) Verification of application evidence:

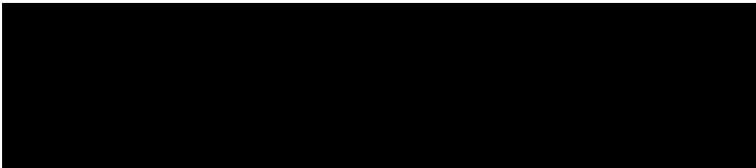
The following documents have been submitted with the application to demonstrate the continuous use as a residential dwelling for more than 10 years:

- Affidavit 22.09.2022
- Council Tax evidence that the property is on band F with an effective date of 16.07.2012
- Building Control Completion Certificate 11.09.2012
- Invoices contractor for building works 2011-2012
- Domestic Electrification Certificate
- Domestic Gas certificate
- Tenancy Agreements
- Tenancy Deposit Schemes
- Estate Marketing Evidence 2012

In case you need any further information, do not hesitate to contact me directly.

In the meantime, we trust that the application is complete and look forward to receiving your confirmation of receipt.

Yours faithfully



Armin Walter Ganguly-Hiebert RIBA
For and on behalf of Ganguly Architects Ltd