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

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="54 Flat Ground Floor"/>
Address Line 1	<input type="text" value="Dennington Park 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="NW6 1BD"/>

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

Easting (x)	Northing (y)
<input type="text" value="525278"/>	<input type="text" value="184951"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

Ms

First name

Lesley

Surname

Purcell

Company Name

Address

Address line 1

54 Flat Raised Ground Floor Dennington Park Road

Address line 2

Address line 3

Town/City

London

County

Camden

Country

Postcode

NW6 1BD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
- ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

This application is for the proposed replacement of the existing stair with associated wrought iron balustrade used as access to and from the rear garden.

2. Installation of a new dwarf safety rail protection to light-well.

3. Replacement of existing windows and door unit including French door to Juliet balcony and access door, forming the rear elevation of the dwelling.

The replacement stair is required as the existing is in disrepair with inconsistent treads and spindle sizes and as such makes the stair access unsafe .

The addition of the dwarf safety rail is to mitigate the risk of falls from the raised garden level to the sunken level of the lightwell.

The alteration of the existing windows and doors, stairs and balustrade at the rear is considered remedial and safety improvement works. Deemed appropriate and necessary as water ingress is also experienced regularly through this area during moments of heavy rain fall. The proposed improvements will improve safety provisions whilst also better reflecting the existing character of the host building as well as enhancing the thermal efficiency of the dwelling.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The site is an existing residential dwelling, a flat located on the raised ground floor level of the existing C3 Use-class building which has always been the case. The proposal does not seek to enlarge the property in any way or seek to change its use.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Plans and drawings detailing the proposed works will be accompanying this application.

Drawing numbers:

EX PR_CHD-1069-EP-100

EX ELE_CHD-1069-EE-301

EX ELE_CHD-1069-EE-300

PR ELE-CHD-1069-PE-311 (B)

PR ELE-CHD-1069-PE-313 (B)

TQRQM23077054912337_Sitemap

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Please note that 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 or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that 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 or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

A Lawful development certificate should be granted for this proposal. The proposal does not seek to change its existing C3 use-class. It does not seek to enlarge the property in any way, it does not seek to alter anything that will detract from the character of the application site or host building. The application does not propose any building works or operations that will adversely impact the property itself or the neighbours.

The minor works proposed are considered to be remedial and safety improvement works, enabling the dwellings performance to be enhanced. This property's current energy rating is average to low 'D'. It has the potential to be improved with the work proposed. The proposed scheme is sympathetic to the host building and the minor nature of the works does not necessitate a full planning application process.

The replacement stair is required as the existing is in disrepair with inconsistent treads and spindle sizes and as such, makes the stair access unsafe.

The addition of the dwarf safety rail is to mitigate the risk of falls from the raised garden level to the sunken level of the lightwell.

The alteration of the existing windows and doors are deemed appropriate and necessary as water ingress is also experienced regularly through this area during moments of heavy rain fall.

The proposed alterations are in keeping and will improve safety provisions whilst also better reflecting the existing character of the host building as well as enhancing the thermal efficiency of the dwelling.

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: NGL921749
Title Number: LN172667

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- ☒ Yes
☐ No

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

0448-3003-5205-5482-8200

Further information about the Proposed Development

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.](#)

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

74.00	square metres
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Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Vehicle Parking

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

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 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.

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?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

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

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N/A

02/03/2023

Details of the pre-application advice received

Whether the proposal required planning permission and the appropriate application forms required to consider the proposal. No definitive answer was given to either question but an assertion that a full planning application was likely not necessary.

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

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☒ Lessee
- ☐ Occupier
- ☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I / We hereby apply for Lawful development: Proposed use 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

- Kamara-Taylor

Date

21/03/2023