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

Application for a Lawful Development Certificate for an Existing Use or Operation or Activity, including those in breach of a planning condition

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Norman

Company Name

Address

Address line 1

21 Cressy Road

Address line 2

London

Address line 3

NW3 2NB

Town/City

LONDON

County

Country

United Kingdom

Postcode

NW3 2NB

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- An existing use
 Existing building works
 An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application.

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please select the relevant Use Class.

Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

The application relates to the installation of 2 Air conditioning units, which are located on an external wall within the courtyard garden of the property, they are positioned so that they are not visible to other neighbouring occupants. The condenser units were installed on the 10/10/2017 as substantiated by the sales literature produced by Salter Rex (signed by a representative of the company to confirm the date they were produced), which also includes a photo of the units on page 3, plus photographic evidence of the units taken by Paul Norman (The owner) on 22nd May 2018 and is contained with the documentary evidence submitted with this application,

In addition to the 2 No. Air conditioning condenser units is the erection of a timber surround (non-acoustic) storage area which encloses the 2 condenser units within the courtyard garden. The timber surround was erected around the 2 air conditioning condenser units to act as a visual improvement and also for storage, it is not believed that the erection of this requires planning, but has been included due to some confusion around the fact it was called an acoustic enclosure.

The timber enclosure was completed around the middle of August 2018 and video evidence of the timber surround is included which was taken on 22nd August 2018.

Having engaged the services of a planning expert, Jason Seed of Equinox PD, following receipt of the Enforcement notice EN20/0530, which came into effect on 17th March 2023, it has become evident that the issue of the enforcement did not occur within the requisite 4 year period. This is detailed within the email correspondence between Angela Ryan of Camden Council and Jason Seed on 21st November 2023.

As can be seen from the outlined dates above, both the AC condenser Units along with the timber enclosure both fall outside the requisite period of the enforcement and the key reason stated in the EN20/0530

ie - 1. The development has occurred within the last 4 years.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- The use began more than 10 years before the date of this application
- The use, building works or activity in breach of condition began more than 10 years before the date of this application
- The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- The use as a single dwelling house began more than four years before the date of this application
- Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- Yes
- No

Reference number

1800.2259

Condition number

EN20/0530

Date (must be pre-application submission)

17/03/2023

Please state why a Lawful Development Certificate should be granted

Due to the fact that the 2 air conditioning condenser units were installed on 10th October 2017, as evidenced in Salter Rex sales literature and subsequently photographic evidence taken of these on 22nd May 2018, it is evident the requisite period for enforcement of 4 years had passed on the 10th October 2021, the date of the enforcement notice coming into force on 17th March 2023 is therefore outside of these dates and the requirement for planning falls away.

Whilst it is not believed the non-acoustic timber enclosure around the AC condenser units requires planning permission, based on the date for the completion of these works on 22nd September 2018, also means these fall outside of the requisite enforcement period.

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

10-10-2017

In the case of an existing use or activity in breach of conditions has there been any interruption?

- Yes
- No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

- Yes
- No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

Yes

No

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: NGL979761
Title Number: LN94529

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)

8698-7032-5740-8333-3926

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?

0.00	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

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

Interest in the Land

Please state the applicant's interest in the land

Owner

Lessee

Occupier

Other

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

Declaration

I/We hereby apply for Lawful development: Existing use 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Paul Norman

Date

2023/12/04