

STANWAY LITTLE ASSOCIATES

CHARTERED TOWN PLANNERS CHARTERED ARCHITECTS

The Studios 7 Oakbrook 8 Court Downs Road Beckenham BR3 6LR

Tel 07836 551911 E-mail peterstanway@peterstanway.com

www.stanwaylittle.co.uk

PJS/lS/2050

18th July 2024

The Chief Planning Officer
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Dear Colleague,

CELTIC HOTEL, 61-63 GUILFORD STREET LONDON WC1N 1DD

COVERING LETTER

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING DEVELOPMENT

UNDER SECTION 191 OF THE TOWN & COUNTRY PLANNING ACT 1990

1. This is an application for a Lawful Development Certificate for Operational Development that was carried out to “start” a Planning Permission and Listed Building Consent for works to the Celtic Hotel.
2. Underpinning of part of the existing building was carried out as the first phase of the development of the Hotel that had received Planning (LPA reference PL/9300386/R1) and Listed Building Consent on 7th July 1993 (LPA reference HB/9370060/R1).
3. The work started followed a discharge of conditions with the said work starting on the 22nd June 1998 and within the 5 years period stipulated by condition in both of the Planning and Listed Building Consents.
4. These works therefore accord with the requirements of Town and Country planning Act 1990 - Section 56 Time when development begun.

Stanway Little Associates

*Is the trading name of Stanway Little Associates Ltd
Director Peter Stanway AA Dipl Dip TP Dip DS RIBA RTP1*

Town Planning Advisor to the RIBA

Company No 6547102

- 4.1. *For the purposes of the provisions of this Part mentioned in subsection (3) development shall be taken to be begun on the earliest date on which any material operation comprised in the development begins to be carried out.*
- 4.2. *(4) In subsection (2) "material operation" means: (c)the laying of any underground main or pipe to the foundations, or part of the foundations, of a building or to any such trench as mentioned in paragraph (b)*
5. A second phase of work was carried starting on the 27th March 2006, following discharge of the relevant conditions. This work comprised a roof repair and refurbishment work all as included within that previously permitted under Planning Permission LPA reference PL/9300386/R1 and Listed Building Consent LPA reference HB/9370060/R1.
6. These works were carried out some 8 years after the ending of the 5-year time period contained within both Planning and Listed Building Consents as described above. They have not been challenged nor have they been the subject of Enforcement Action which indicates that they were carried out lawfully.
7. This application is supported by the following detailed information:
- 7.1. A fully detailed Statement of Case prepared by Peter John Stanway with attached Exhibits.
- 7.2. As Appendix A to the Statement of Case, a list and copy of the relevant drawings attached to the Planning and Listed Building consents of the 7th July 1993.
- 7.3. A Statutory Declaration by David William Whitehead the original Architect for the Celtic Hotel development proposals and the subsequent start of Phase 1 and Phase 2 the works to confirm the veracity of the information provided.
8. We believe that the evidence presented in support of this Application proves on the balance of probability that works started in good time and that the requirements of Section 56 of the Town & Country Planning Act 1990 (As Amended) are satisfied and look forward to receiving a Certificate of Lawful Development in due course.

Please contact the writer, however, if any further information or clarification is required.

Yours faithfully,

Peter Stanway.