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**FAO Planning - Development Control**  
Camden Council,  
Camden Town Hall,  
London,  
WC1H 8ND

Your ref:  
Our ref: 24TS\_W1T 4RG\_CoU1  
Date: 20<sup>th</sup> December 2024

Dear Planning Team,

**Project Title:** Change of Use from Class E to Class C3(a)

**Location:** 24 Tottenham Street, London, W1T 4RG

This Change of Use application has been submitted to regularise the lawful Land Use position in respect to the subject property.

24 Tottenham Street is a basement plus 5 storey, Grade II listed building located to the north elevation of Tottenham Street close to its junction with Charlotte Mews. The property is presently in use and occupation as Class E office accommodation and serves as a base for the creative industries, particularly film and media production.

However, at the time of the acquisition of 24 Tottenham Street (15<sup>th</sup> December 2006 under Title Number NGL812282 ) the property was in use and occupation as a Class C3(a) residential dwellinghouse.

This residential use continued until 1<sup>st</sup> April 2019 when the property was utilised as the present office use in connection with the film industry.

For confirmation of this the commercial use was concurrent with charging of Business Rates by Camden Council (see submitted information)

Notwithstanding the charging of Business rates, the commercial use was unlawful as the Town and Country Planning Act 1990 provides that planning permission is required for the carrying out of any development of land or buildings (section 57(1) in this case the *“making any material change in the use of any buildings or other land”* as defined within section 55(1).

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As the Planning history for the site indicates there were no Planning Permissions to regularise this position, nor Permitted Development Rights secured for such use, then the only means of making the commercial use the lawful use of the property - and hence the “*established use*” and immune from enforcement - would be that afforded by section 171B (2A) of the Act.

As the date of the breach was 1<sup>st</sup> April 2019 then the statutory ten year period has not yet expired and so no immunity from enforcement, nor established use, can be claimed.

Planning Permission for Change of Use is therefore the only recourse, save for enforcement, to regularisation of the Land Use given that the current occupation remains unlawful and contrary to the policies and objectives of the Camden Local Plan 2017 and Policy H1 “Increasing housing supply” of the London Plan 2021.

We trust this supporting information of use and interest however should any additional information or clarification be required then please do not hesitate to contact us direct.

Yours sincerely,

David Kerford  
Director

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