

23 December 2024

Reference
KP0133 Brecknock Road N7

Page
1 of 3

Head of Regeneration and Planning
Supporting Communities
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Sir/ Madam

Subject: 41 Brecknock Road, London, N7 0BT

Certificate of lawful proposed use (CLPUD)

We submit a request on behalf of our client, Ms Y. Zhu, for a certificate of lawful proposed use (CLPUD) at KP0133 Brecknock Road N7. The description of development for the current proposal is:

Use of the property under Use Class E.

This application is supported by the following:

- This planning letter;
- Completed planning forms and certificates;
- The following drawings:
 - o Site location plan;
 - o Existing floor plan
 - o Proposed floor plan;
- Completed CIL forms;
- Planning fee of £359 (including £70 service charge) paid via Planning Portal with reference PP-13659527.

Background

The site comprises the ground floor and rear lower ground floor and has been in historic use as a betting shop (Use Class Sui Generis). This use ceased on 05/01/2011 and the unit has periodically been used informally.

The opening hours for the betting shop were Monday - Friday: 8.30am - 10.00pm. Saturday: 8.30am - 10.00pm. Sunday: 10.00am - 4.15pm. we seek to retain these in the proposed new use. Up to three staff were employed.

The council wrote to my client under reference EN24/0659 on 21 October 2024 informing that there has been an enquiry into an unlawful change of use.

23 December 2024

Reference
KP0133 Brecknock Road N7

Page
2 of 3

The current application seeks to regularise the planning use so that the unit can be properly marketed under Use Class E. The acknowledgement of Use Class E would address the enforcement case and would allow the unit to be marketed for a use that is more consistent with the parade of shops in which the units exists, under Use Class E.

Planning Law

The Town and Country Planning (General Permitted Development) (England) Order 2015 sets out certain limited permitted development that are relevant to the current case in Schedule 2, Part 3, Part 3 Changes of use.

Class A – casino, betting office, pay day loan shop or hot food takeaway to commercial, business and service

Permitted development

A. Development consisting of a change of use of a building from a use falling within one of the following provisions of the Use Classes Order—

- (a) article 3(6)(m) (casino);
- (b) article 3(6)(n) (betting office);
- (c) article 3(6)(o) (pay day loan shop); or
- (d) article 3(6)(r) (hot food takeaway),

to a use falling within Class E (commercial, business and service) of Schedule 2 to that Order.

Conditions

A.1. Development under Class A is permitted subject to the condition that, before beginning the development, the developer provides written notification to the local planning authority of the date on which the use of the building will change.

Rationale

Under Schedule 2, Part 3, Part 3 Changes of use, Class A we seek confirmation of the Council that the change from (b) article 3(6)(n) (betting office) to a use falling within Class E (commercial, business and service) of Schedule 2 to that Order is permitted, subject to the identified conditions.

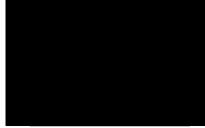
I trust the application can be registered promptly and I look forward to receiving confirmation. If you have any queries please let me know.



23 December 2024

Yours sincerely

Reference
KP0133 Brecknock Road N7



Page
3 of 3

Tom Darwall-Smith MA MRTPI
Managing Director