



Kerford IPC
Independent Planning
Consultants

07957 609 676
davidkerfordipc@gmail.com

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

Your ref:
Our ref: 24TS_W1T 4RG_CLOPUD
Date: 3rd February 2024

Dear Planning Team,

Application: CLOPUD

Proposal: Confirmation of Class C3(a) Occupation

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 was until very recently in use and occupation as Class E office accommodation which served as a base for the creative industries, particularly film and media production.

However, at the time of the acquisition of 24 Tottenham Street (15th 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 1st April 2019 when the property was utilised as the recent 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 ref: 24TS-Camden business rates)

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).

As the Planning history for the site indicates the there were no Planning Permissions to regularise this position, nor Permitted Development Rights secured for such use, then the lawful use of the property - and hence the *“established use”* is considered to remain that of Class C3(A).

There is however a conflict of views in the positions taken by Planning professionals and so this application seeks confirmation of lawful Class C3(a).

As an aside, it should also be noted that no physical alterations, neither internally nor externally, are proposed by this application.

We trust this supporting informations 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

Submitted Documents

1. Site Location Plan
 2. 24 Tottenham St - Existing Drawings Set
 3. 24 Tottenham St - Proposed Drawings Set
 4. 13DEC06-24TS Premier valuation report
 5. 23OCT06-24TS Seddons report on title
 6. 24TS-Camden business rates
 7. 2024-11-15_summary_of_title_NGL812282_GOV.UK
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