



Camden Planning  
5 Pancras Square  
London  
N1C 4AG

## RE: Lawful Development (Existing) Application, 23 Fordwych Road, NW2

I am submitting this application for a Lawful Development Certificate to confirm the lawful status of 23 Fordwych Road as three self-contained flats. This application aims to provide clarity and confidence in the property's legal standing as the applicant intends to sell it.

### Background

The property was purchased in 1985 with prior planning approval to convert it into three flats ([28236, 1979](#)). The applicant later submitted a planning application for a change of use and extension, which included a retrospective application for a built extension. This application was refused due to the extent of the extension, this led to an enforcement notice and the removal of the extension. Later, a new smaller ground floor extension was added without a planning application and the property converted into three separate dwellings adding an additional bedroom to the ground floor flat (approx. 1990). Additionally, a conservatory extension was constructed between 2011 and 2013. Since then no further work has been undertaken on the property other than aesthetic internal refurbishments to the flats, throughout the period since conversion they have been maintained as three separate rented flats.

The extension, while not built with permission is of similar size and scale to neighbouring properties extensions within the area. Particularly those of the two flanking houses, 21 and 25 Fordwych Road. Both properties, like 23 Fordwych Road, have been converted into three self-contained flats. As planning applications [8600766 \(1986\)](#) and [8401337 \(1984\)](#), respectively. Satellite image from 1999 (earliest available with clear outline of three properties) show all three properties with ground floor extensions that were built between the years of 1984 and 1999.

### Relevant Planning History

- Application Number [28236](#) (27-03-1979): Approved – Change of use to three self-contained flats, including the erection of a single-storey extension to accommodate a bathroom.
- Application Number [86012616](#) (04-07-1986): Refused – Retention of a three-storey and second-floor rear extension and change of use to three self-contained flats. An appeal was lodged but was unsuccessful.

### Supporting Evidence

. The following evidence has been submitted to support this application:

1. Tenancy Agreements (2005–2025)
  - Copies of tenancy agreements have been provided to demonstrate continuous residential use. To ensure clarity and ease of review, reduced versions of the earliest dated (2005) and latest dated (2025) have been submitted. However, full copies are available on request s, with a full record of occupancy for 10 years.



2. Registration Evidence

- The property is registered with both the Electoral Register and Royal Mail, confirming its recognition as three separate flats.

3. Existing Floor Plan

- A current internal floor plan has been submitted, showing the established layout of the three flats.

4. Satellite Imagery Evidence

- 1999 Image: The earliest available clear satellite image shows the ground floor rear extension completed.
- 2013 Image: Shows the addition of the conservatory.
- 2025 Image: Shows the current building layout, with the rear extension unchanged since 1999 and the conservatory unchanged since 2013.

5. Enforcement Compliance Letter

- A letter dated 1988 for the compliance to previous planning enforcement of the refused extension. The later extension differing from the extension with enforcement undertaken.

6. Building Photographs

- External photographs of the rear of the property taken in 2024 showing the extension.

## Conclusion

This application is submitted in good faith to establish the lawful use of the property as three self-contained flats, which have been in continuous residential use for over ten years as well as to demonstrate the current built form has been maintained for over four years. Should the council require any additional information, including complete tenancy records or further supporting documents, I would be happy to provide them upon request.

I look forward to your confirmation and a positive outcome on this application. Please do not hesitate to contact me should you require further clarification.

Kind Regards

Richard Bellefontaine

Longlane Architects