

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- The use began more than 10 years before the date of this application
- The use, building works or activity in breach of condition began more than 10 years before the date of this application
- The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- The use as a single dwelling house began more than four years before the date of this application
- Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- Yes
- No

Please state why a Lawful Development Certificate should be granted

The owner has submitted a Statutory Declaration confirming that the property has been used as a single flat for at least 10 years.

The utility companies serve one property, and post office and planning portal record it as one property. Council tax is currently charged to two accounts: flat A and flat B. Camden Property Team inspected on 22.1.25, reference 86128776 and confirm that the property is arranged as a single flat.

Camden Housing Support Services confirm that flat A has been empty for at least 2 years since 6.7.22, and flat B for at least 5 years since 1.2.20. Letter dated 08.11.24, reference EPOJA.

No work or conversion has been carried out in the property since the 1950s. The property was built as single flat in the 1850s and census records indicate that it has likely always been used as a single flat.

The property is however registered with Land Registry as two flats. Under the registered titles, Flat A comprises the first floor and the stair from street to second floor. Flat B is the second floor. The different rooms of Flat A are accessed from the stairway. Flat B cannot be accessed except through Flat A. The property cannot be used as two independent flats.

Whether or not there was an intention to convert the property into two flats, this did not happen.

The applicant would like Camden to record its actual use as a single property, as it has been for at least the past 10 years, and which is their intended use.

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

01-01-1850

In the case of an existing use or activity in breach of conditions has there been any interruption?

- Yes
- No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

- Yes
- No