

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Phone: 020 7974 4444  
Fax: 020 7974 1680

Development Management  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

Application for a Lawful Development Certificate for an Existing use or operation  
or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 as amended by section 10 of  
the Planning and Compensation Act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2010

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.  
If you require any further clarification, please contact the Authority's planning department.

**1. Applicant Name, Address and Contact Details**

Title:	Mr	First name:	Gopal	Surname:	Gupta		
Company name	Gupta Law						
Street address:	Gupta Law			Country Code	National Number	Extension Number	
	598 Harrow Road			Telephone number:			
	Queens Park			Mobile number:			
Town/City	London			Fax number:			
County:	London			Email address:			
Country:	UK						
Postcode:	W10 4NJ						
Are you an agent acting on behalf of the applicant?							
<input type="radio"/> Yes <input checked="" type="radio"/> No							

**2. Agent Name, Address and Contact Details**

No Agent details were submitted for this application

**3. Site Address Details**

Full postal address of the site (including full postcode where available)		Description:		
House:	18		Suffix:	
House name:				
Street address:	Laystall Street			
Town/City:	London			
County:				
Postcode:	EC1R 4PG			
Description of location or a grid reference (must be completed if postcode is not known):				
Easting:	531122			
Northing:	182076			

#### 4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

After speaking to the duty planner, I was advised to make an application for lawful development:existing use.  
In regards to our telephone conversation, he was happy with the evidence I was willing to submit and mentioned that I can apply for flats 1 & 2 in one application.  
After the application has been checked, I was told that I would be advised of the fee for the application, and the easiest method of payment would be via cheque.  
I was advised that in these types of applications, the time in which it takes for a decision is a maximum of 8 weeks, however he had hoped that a decision could be made after 5 weeks.

#### 5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

☐ a) Owner ☐ b) Lessee ☐ c) Occupier ☒ d) Other

If No to a), b), or c), please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known):

Have they been informed of the application?

☒ Yes ☐ No

If No, why have they not been informed?

#### 6. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

#### 7. Description of Use, Operation or Activity

Which category describes the existing use or operation or development for which the certificate is sought:

- ☒ An existing use
- ☐ An existing operation
- ☐ An existing use, operation or activity in breach of a condition

Being a use, operation or activity in effect on the date of this application.

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to:

Use Classes:  Other:

#### 8. Description of Use, Operation or Activity

Describe the existing uses, building works or activities for which you want a lawful development certificate. Where appropriate, show to which part of the land each use building works or activity relates:

In 2006, planning permission was granted for 7 self contained flats and 2 live/work units.  
The building known as 18-20 laystall street was constructed, built and finished in October 2007. From October 2007 I made substantial efforts to let flats 1 & 2 for the which the permission was granted for live/work units, but there was no demand for rental or buyers for the units. Whereas, I have sold all of the other units as flats, I was not able to sell the live/work units, or to rent them out and therefore since the dates which are described in the affidavit, have been used as a self contained flat.  
So, I wish to apply for a lawful development certificate:existing use as 2 self contained flats for units 1 & 2.  
I can confirm that the units have been occupied continuously as residential flats.

## 9. 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).

If the certificate is sought on 'Other' grounds please give details:

If the certificate is sought for a use, operation, or activity in breach of a condition or limitation, please specify the condition or limitation that has not been complied with:

Reference number:  Condition number:  Date:

Please state why a Lawful Development Certificate should be granted:

The lawful development certificate should be granted as at the time of completion of 18-20 Laystall Street we had 9 units in total, as planning permission was granted for 7 residential units and 2 live/work units. We had a lot of trouble letting out flats 1 & 2 (the live/work units) as there was no demand for them. After a long time of being empty we finally decided to let them out as solely residential. We contacted the valuation office department whom agreed that they will assess the units (1 & 2) as flats, hence there are no business rates payable and only council tax is payable since 17/01/2009.

Supporting documents include

1. Schedule of tenancies from 17/01/2009 for flats 1 & 2 - when the existed use had started from, up till the present day.
2. Letter from the letting agent whom have been trying to let out the units since 2007 i.e(during the time they were being constructed), that they have been letting out flats 1 & 2 18-20 Laystall Street on a continuous basis and on AST's to residential tenants.
3. There is also an affidavit from myself, Gopal Gupta stating that the units have been let out as flats, and not live/work units as there was no demand for live/work units in that particular area. The units known as flats 1 & 2 , 18-20 Laystall Street have always been let out as self contained residential flats.
4. Floor Plan and Site Map for flats 1 & 2.
5. Listing from the valuation office

## 10. Information in Support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed?

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

## 10. Information in Support of a Lawful Development Certificate (cont.) - Residential / Dwelling Units

Does the application for a certificate relate to a residential use where the number of residential units has changed? ☐ Yes ☒ No

## 11. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

## 12. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date:

Warning:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.