

DATE: 9 NOVEMBER 2011
TO: CAMDEN COUNCIL
PLANNING – DEVELOPMENT CONTROL
CAMDEN TOWN HALL
ARGYLE STREET
LONDON
WC1H 8EQ
FROM: YUSUF GAJIA
RE: APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE
FOR A PROPOSED USE – 54 LISBURNE ROAD, HAMPSTEAD
SUBJECT: GROUNDS FOR APPLICATION

YUSUF GAJIA
188 CREIGHTON AVE
LONDON N2 9BJ

54 LISBURNE ROAD, LONDON NW3 2NR – Application Support Letter

The property at 54 Lisburne Road is a three-storey mid terrace house and is thought to have been built circa 1890.

There does not appear to be any significant change in the original layout of the building. This is further confirmed by the absence of any planning consents granted on the property. The property would have originally been a single family dwelling.

Till recently the building was occupied by six tenants and so can be defined as Use Class C4. The tenants occupy bedsits and share some facilities. Some of the tenants have occupied the property for several years but in general the occupants stay for short terms before moving on.

None of the occupants in recent years have been students and the property is not currently suitable for wheelchair access.

We intend to use this house as a single family dwelling before potentially selling on, hence this application for a Lawful Development Certificate for a proposed Use Class C3.

As a single family dwelling in private ownership the property would be upgraded to provide an improved standard of housing. The property is in need of repair and refurbishment and therefore significant investment. We do not view the level of investment as viable or rational as a multi-tenanted property.

The minimal provision of outdoor space and on-street parking are also arguments against keeping the property as a house of multiple occupation. It has been noted that properties on Lisburne Road are typically single family dwellings and the properties in this area in general are not houses in multiple occupation.

With reference to the Camden Development Policies document I would refer to Section 2, clause 9.3 of DP9:

“ .. permitted development rights enable a flat or house in Use Class C4 to be occupied lawfully as a self-contained dwelling in Use Class C3 without submission of a planning application. Consequently:

We will not apply policy DP9 to a change of use from Use Class C4 to Use Class C3 unless we have removed the relevant permitted development rights.”

As far as we are aware these permitted Development Rights are intact and we have found no reference to them being removed.

We would therefore request confirmation by way of a Lawful Development Certificate that the aforementioned property can lawfully become a single family dwelling.

Yours sincerely,

Yusuf Gajia