

# Appendix 04

Statement of Use 21 Baldwins Gardens London EC1N

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Essex  
IG8 0LQ

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Tel: 0208 504 9487

19<sup>th</sup> September 2011

Planning Department  
London Borough of Camden

Dear Sir or Madam,

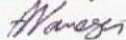
**Re : Statement of Use - 21 Baldwins Gardens London EC1N**

Further to the meeting I attended with my architect, Mr Mario Pilla, and Mr Carlos Martin, the planning officer, on the 12<sup>th</sup> September 2011 at the local planning department I enclose a statement of uses relating to 21 Baldwins Gardens London EC1N 7UY.

It was agreed at that meeting that I should submit a statement as to the uses of the property, periods when vacant and other matters relevant to the properties use.

The property was purchased at an auction on the 17<sup>th</sup> April 1996.

Yours faithfully



Andrew Vanezis

**Statement of Use: 21 Baldwins Gardens**

**Third Floor**

**17<sup>th</sup> April 1996 - October 2003**

- Mr. Williams occupied the third floor as his residence under a verbal tenancy agreement (see auction catalogue and particulars of Lot 17)
- The tenant failed to pay his rent on verbal arrangement and unexpectedly vacated the premises in October 2003

**January 2004**

- Third floor was let as a live-in/workshop space to Mr. Appalawasmy
- Mr. Appalawasmy resides there on a yearly tenancy and is the present occupier
- The lease is currently FIR and terminates on 24<sup>th</sup> December 2011

**Second Floor**

**17<sup>th</sup> April 1996 - September 2004**

- The second floor was let under B1 use to Mr. Morris who ran a jeweller's workshop at the premises (see auction catalogue and particulars of Lot 17)

**September 2004 - June 2006**

- The premise was let to Mr. Shahe under B1 use
- It was discovered that Mr. Shahe was using the premise as living accommodation
- Mr. Shahe surrendered the leases unexpectedly in June 2006

**June 2006 - Present**

- The second floor has been vacant
- Business rates have been paid over the past five years with no likelihood of the premises being let
- Attempts have been made to market the property as a workshop with local estate agents such as Susskind & Company and Jarvis Keller, but none have been prepared to market the property as a jeweller's workshop

**First Floor**

**17<sup>th</sup> April 1996 - June 2002**

- Premise was vacant
- There was no indication of its previous use except the installation of a large kitchen area (see auction catalogue and particulars of Lot 17)
- Premise was marketed through Jarvis Keller (formerly known as EC1 Estates)

**June 2002 - December 2005**

- Premise was let under B1 use to Mr. Griffiths who had been working with Mr. Morris on the second floor and wished to relocate to the first

**December 2005 -December 2006**

- Premise was vacant

**October 2006 - Present**

- Premise is let under B1 use to Mr. Bensalem
- The lease is based on a yearly tenancy, is currently FIR and terminates on 24<sup>th</sup> December 2011

**Further Comments**

When the freehold was purchased, all service providers (electricity, water rates and Council rates) treated the whole building as one unit and the tenants in occupation each paid a share of the bill.

In 2006, the valuation office assessed the whole building on a business rates basis. As a result of the valuation, each floor was treated as a separate property.

The Valuation Office decided to split the property into 3 units. The business rates quoted by the Valuation Office were appealed against.

After attempting to find comparative evidence of other workshops in the area, to contest the new business rates, it was discovered, through the planning department, that 21 Baldwin Gardens did not have workshops as the use of the premises but residential use. Because a planning application was proposed a local enquiry and land charge search as to the planning use of the property was made. The planning department confirmed that *'The latest planning history suggests that the use of the property was as a ground floor shop and flat above'*.

The present tenants' leases terminate on 24<sup>th</sup> December 2011. Tenants will be given the option to take out similar leases on the proposed first floor workshop area referred to in the planning application.

LOT  
17

**39-43 LEATHER LANE,  
LONDON EC1**



Photograph taken 15th March 1996

**SITUATION**

On the western side of this long established and very busy market location close to Holborn Bars and Hatton Garden the property serves a very busy office area with very high lunchtime pedestrian flows.

**PROPERTY**

Comprising one two storey and one four storey brick-built properties providing **2 Lock-up Shops**, three floors over with possible potential for future construction over number 43.

**TENURE**

FREEHOLD

**TENANCIES**

Property	Accommodation	Lessee & Trade	Term	Annual Excl. Rental	Remarks
39/41	Shop 27' x 40' Basement 550 sq.ft.	W.C. S. Padlock & C. Jones (Fashionists)	1 year from 27th October 1995	£7,500	Reversion October 1996. Int. Repairing.
43 Ground Floor	Gross Frontage 17'6" Internal Width 14'5" Built Depth 47'6" 2 W.C.s Basement 345 sq.ft.	T. Enver (Starburger)	15 years from 11th February 1994	£16,000	FIR. Rent Reviews 1999 & 2004. Tenants Option to Break 1999.
43 First Floor	Approx. 325 sq.ft.	VACANT (Viewing by appointment with Auctioneers Ref. Emma Bennett)			
43 Second Floor	Approx. 300 sq.ft.	B. Morris (Jewellers Workshop)	3 years from 13th March 1995	£1,625	FIR Reversion 1998.
43 Third Floor	Approx. 375 sq.ft.	C. Williams	Verbal Tenancy.	£2,600	

Thus Producing **£27,725** per annum exclusive

Joint Auctioneers

**BRAHAM GOLD**

8 Wimpole Street, London W1M 8NL. Telephone: 0171-255 1151 (Ref: L. Braham)

Enquirer: Mr Andrew Vanezis  
10 Monkham Drive,  
Woodford Green  
Essex  
IG8 0LQ

Official Number: 2011/02336

Search Address:

21 Baldwins Gardens, London, EC1N 7UY

Enquiries of Local Authority - Additional Questions

Question	Answer
What is the planning use of the property. The Class Uses Order.	The latest Planning History from 1959 suggest that the use of the property was as a Ground Floor Shop and Flat above. If you wish for further information please contact the Duty Planner on 0207 - 974 4444.

Dated: 05/09/2011

Form LLCL (Local Land Charges Rules 1977 Schedule 1, Form C)

Official Number  
(To be completed by the registering authority)

The duplicate of this form must also be completed:  
a carbon copy will suffice

For directions, notes and fees see overleaf

Insert name and address of registering authority in space below

[ ]

Register of local land charges

Requisition for search and official certificate of search

Requisition for search

(A separate requisition must be made in respect of each parcel of land except as explained overleaf)

An official search is required in Part(s) of the register of local land charges kept by the above-named registering authority for subsisting registrations against the land (defined in the attached plan and) described below.

Description of land sufficient to enable it to be identified

21 BALDWIN'S GARDENS  
EC1N 7UY

Name and address to which certificate is to be sent

Signature of applicant (or his solicitor)

MR ANDREW VANEZIS  
10 MONKHAM DRIVE  
WOODFORD GREEN  
ESSEX IG8 0LQ

Date

Telephone number

Reference

Enclosure  
Cheque/Money Order/Postal Order/Giro

Official certificate of search

To be completed by authorised officer  
It is hereby certified that the search requested above reveals no subsisting registrations  
On the 6 registrations described in the Schedule heretofore up to and including the date of this certificate.

Signed

*Shirley Jackdep*

On behalf of

Local Land Charges

Date

- 5 SEP 2011

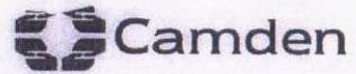
- Delete if inappropriate. Otherwise insert Part(s) in which search is required.
- Delete if inappropriate. (A plan should be furnished in duplicate if it is desired that a copy should be returned.)

- Delete inapplicable words: (The Part(s) of the Schedule should be securely attached to the certificate and the number of registrations disclosed should be inserted in the space provided. Only Parts which disclose subsisting registrations should be sent.)

- Insert name of registering authority.

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**REGISTER OF LOCAL LAND CHARGES  
OFFICIAL CERTIFICATE OF SEARCH**

Enquirer's Reference:

**Requisition for Search:** An official search is required in the register of local land charges kept by the below-named registering authority for subsisting registrations against the land described below.

**Registering Authority:** London Borough of Camden  
Argyle Street  
London  
WC1H 8EQ

**Search Address:** 21 Baldwins Gardens  
London  
EC1N 7UY

Search Fees - Local Land Charges  
Fees received with thanks on behalf of the Authority

**Official Certificate of Search**

It is hereby certified that the search requested above reveals the 6 registration(s) described in the Schedule(s) hereto up to and including the date of this Certificate.

Shirley Jackson  
Local Land Charges Manager  
London Borough of Camden

Date: Monday 05 September 2011



FS 35714