

LDC Report		13/04/2011
Officer		Application Number
Gavin Sexton		2011/0708/P
Application Address		Drawing Numbers
Arch 33 The Arches Iverson Road London NW6 2HE		
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Use of the property as a motor garage (Class B2).		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>The applicant has provided details of the occupation of Arch 33 as a motor vehicle repair centre as follows:</p> <p>A signed statement from Adam O'Neale, on behalf of the freeholders of the site (Property Management at Transport for London), dated 4th Feb 2011 and stating that the previous use of the premises by Mr Gillian was as a vehicle repair shop, within use class B2.</p> <p>A photo showing the fascia sign on the unit, with a pre-2000 telephone number (0171 area code became 020 after April 2000) which for the previous tenant business (Highway Auto Services). Council records show that the sign was still in place on the premises in late 2010.</p> <p>A copy of the Lease between the previous tenant Mr Gillian and London Underground Ltd, dated 10th august 2006, covering a period of 3 years from 15th Feb 2006.</p> <p>A copy of the lease between the new prospective tenant and London Underground Ltd for the period 1st Feb 2011 to 31st Jan 2017.</p> <p>The details provided above do provide some evidence of the use, although little in respect of continued occupation of the premises for the stated purpose. However Council records provide evidence of continued payments of business rates for highways auto services from 10th May 1996 to 19th April 2009. The applicant has stated that the unit has been vacant since that time, but it is considered that on the balance of probabilities the most recent lawful use of the premises has been as a motor vehicle repair garage, in use class B2, for a period of 10 years or more.</p> <p>Recommend: Grant lawful development certificate.</p>		

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613