

<b>LDC Report</b>		02/11/2010
<b>Officer</b>		<b>Application Number</b>
Sheri Waddell		2010/4799/P
<b>Application Address</b>		<b>Drawing Numbers</b>
53 Kentish Town Road Camden Town London NW1 8NX		See decision notice
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
Continued use of the property as a self-contained basement flat and a self-contained maisonette on the upper floors (Class C3).		
<b>Planning History</b>		
The only previous planning application was an approval in 1997 [PE9606115R1] for works to the front boundary wall. The planning application form stated that the existing use of the property was as two residential units.		
<b>Recommendation: Refer to Decision Notice</b>		
<b>Assessment</b>		
<p>A basement, two storey + attic semi-detached property that is subdivided into two self-contained units – a basement flat with a maisonette on the ground, first and attic floors. The applicant states that he purchased the property in this form in 1994.</p> <p>The following information has been submitted in support of the application:</p> <ul style="list-style-type: none"> <li>• Condition survey by Awford Phillips Associates [Chartered Building Surveyors] dated 25<sup>th</sup> November 1994 which describes “..... Basement separated off as a self-contained flat with own entrance, the upper part as single occupation”.</li> <li>• Council Tax records dating from 1996 in respect of two residential units – Flat A, 53 Kentish Town Road [Band B] and 53 Kentish Town road [Band F].</li> <li>• Camden Bus Estate Agents Valuation for Flat A dated 3<sup>rd</sup> September 1998</li> <li>• Separate Gas Bills dating from 1997 for 53 Kentish Town Road and Basement, 53 Kentish Town Road</li> </ul> <p>There is no planning history that casts doubt on these records.</p> <p><b>Recommendation:</b> It is concluded that a lawful use of the property as two self-contained units has been established</p>		

### **Disclaimer**

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