

My Ref: RAB/PC3/06p

17 February 2010

Development Control
Directorate of Planning
London Borough of Camden
Town Hall Extension
Argyle Street
London **WC1H 8EQ**

For the atten of Max Smith

Dear Mr Smith

**Cert of Lawfulness for Proposed Development
17 College Crescent London NW3 5LL**

I refer to the recent refusal of our application for a Certificate of Lawfulness in respect of the above property and to our subsequent email correspondence thereon.

I now enclose for your attention a revised application for a Certificate in respect of the proposed re-arrangement and use of this property as 9 bed-sitting rooms, each with kitchen area and shower room, and the retention of two self-contained flats on the lower two floors. A shared communal utility room and store are included. The proposed layout is shown on the accompanying drawing no. 0905/PX2.

As you know from the previous application, the property already accommodates 9 bed-sitting rooms, all having their own cooking facilities and sink, but currently sharing two bathroom/toilets on the half-landings and a toilet on the ground floor. In addition there are two self-contained flats on the lower two floors (ground floor and basement). The existing layout is shown on drawing no. 0905/EX1A, and the history and current layout is explained in more detail in the enclosed statutory declaration prepared by Gordon Brodie, a Director of Brodie Group Ltd, the owners and applicants. This document is the same as previously.

The new proposal can be distinguished from the previous application. The proposed layout retains the current number of rooms (three) on each of the three upper floors, rather than two rooms on each, as previously proposed. It also leaves the two lower flats unchanged. In order to upgrade the facilities, each of the independent rooms will now have its own shower room (including wc). The two bathrooms on the half-landings will be converted into a utility room and store, which will remain available for communal use for those who need it. The existing mix and number of units thus stays at 9 individual letting rooms (bed-sitting rooms) and two s/c flats.

As previously explained, you will have a record of the history of this property on your files. The Environmental Health Officer will also be aware of it. Indeed, the last physical change to the property was some 13 years ago - the addition of the ground floor toilet at the request of the EHO in 1997. This currently provides an additional facility for the upper floor accommodation, although it is at a lower level.

robin bretherick
CHARTERED TOWN PLANNING CONSULTANTS

robin bretherick associates
woodbank
the ridgeway
gerrards cross
bucks SL9 8NP

tel: 01753 887 745
fax: 01753 890 749

mail@robinbretherick.co.uk
www.robinbretherick.co.uk



robin bretherick DipTP FRICS MRTPI
chartered town planner
chartered surveyor

wendy bretherick BA DipEd MRTPI
chartered town planner

Without prejudice to my views on the first proposal, I consider that a Certificate of Lawfulness is justified in the current case because the proposed pattern of occupation of the property as a whole is not sufficiently different from the existing layout as to result in a material change of use. The house will remain in a form of 'multiple occupation' albeit with improved facilities for the nine letting rooms. The two lower flats will remain untouched.

The accommodation has been let on Assured Shorthold Tenancies in recent years, except for one room which still has a statutory tenant. My clients propose to re-let the upgraded rooms and flats on a similar short-let basis after the works are completed. The regulated tenant will be re-housed within the building after being temporarily relocated (with his agreement) during the building works.

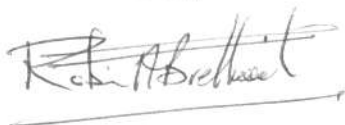
To complete the documentation, I enclose a site location plan (dwg 0905/L1), the completed application form and this letter of explanation. I understand that a further fee payment is not required, as this is a resubmission following a recent refusal.

I would be grateful if you would give consideration to the various precedents which I previously submitted, where similar proposals were not considered to constitute a material change of use.

I hope that this provides you with sufficient documentation and explanation to support the application and that you can agree that a Certificate is now appropriate in this case. However, if you have any reservations, or if anything needs further clarification please let me know.

I look forward to hearing from you shortly.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Robin Bretherick', with a horizontal line underneath it.

Robin Bretherick

FRICS DipTP MRTPI