

# LDC Report

24/04/2007

## Officer

Sheri Waddell

## Application Number

2007/0989/P

## Application Address

33 Glenmore Road  
London  
NW3 4DA

## Drawing Numbers

Refer to draft decision notice.

## PO 3/4

## Area Team Signature

## Authorised Officer Signature

## Proposal

Application for Certificate of Lawfulness for Existing Use:

Use of the existing building as six self-contained flats (comprising 2 x studio flats at ground floor level; 1 x studio flat and 1 x 1-bedroom flat at first floor level and 2 x 1-bedroom flats at second floor level).

## Recommendation: Refer to Draft Decision Notice

## Assessment

Basement, 2-storey + attic mid-terrace residential property. No planning history.

Submitted evidence:

- Letter from LBC Finance Department confirming that the property has been listed for Council Tax purposes as 6 flats since 15<sup>th</sup> June 1994
- 2 x Statutory Declarations from the registered owners of the property who assert from their personal knowledge that the property has been laid out and used as 6 flats since 6<sup>th</sup> January 1993
- Statutory Declaration from the occupier of one of the flats, asserting that she has lived there since 1<sup>st</sup> March 2002, and that the property has been laid out and used as 6 flats since then
- A similar Statutory Declaration from the occupier of one of the flats, asserting that he has lived there since 1<sup>st</sup> April 2001, and that the property has been laid out and used as 6 flats since then
- A third Statutory Declaration from the occupier of one of the flats, asserting that she has lived there since 1<sup>st</sup> August 2001, and that the property has been laid out and used as 6 flats since then
- Letter dated 17<sup>th</sup> January 2007 from British Gas referring to 6 individual units, each with its own meter point; the meters having been installed in 1998
- Copies of various tenancy agreements relating to the individual flats, all but one of which are at least 4 years old

Conclusion:

The above evidence is considered to be sufficient to demonstrate that the flats have become lawful. There is no planning history [applications or enforcement investigations] to cast any doubt on the evidence that the applicants have submitted. Council Tax records support the applicants' assertion.

Recommendation: Grant Certificate

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