

# Lawful Development Certificate Proposed - Section 192



## A1. Applicant Details

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Organisation

Name

Title	Forename	Surname
Mr	Marshall	Levine

### A1.1 Address Details

Name or flat number

Property number or name

Street

Town

Locality

County

Postal Town

Postcode

### A1.2 Communication Details

Telephone No.

Nat Code	Extn No.
<input type="text"/>	<input type="text"/>

Daytime Telephone No.

<input type="text"/>	<input type="text"/>
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Fax No.

<input type="text"/>	<input type="text"/>
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Email Address

DX Number

## A2. Agent Details

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**Organisation****Name****Title****Forename****Surname**

### A2.1 Address Details

**Name or flat number****Property number or name****Street****Town****Locality****County****Postal Town****Postcode**

### A2.2 Communication Details

**Telephone No.****Extn No.****Telephone No.****Daytime Telephone No.****Fax No.****Email Address****DX Number**

## 1. Site Address Details

### Address Details

Name or flat number	<input type="text"/>
Property number or name	<input type="text" value="81"/>
Street	<input type="text" value="Haverstock Hill"/>
Locality	<input type="text"/>
Town	<input type="text" value="London"/>
County	<input type="text"/>
Postal Town	<input type="text"/>
Postcode	<input type="text" value="NW3 4SL"/>

## 2. Description of the Proposed Development

### 2.1 Brief proposal description.

Ground Floor: Café counter serving cold sandwiches, cold drinks and coffee to the general public. It retains the large glazed street frontage on both streets in its present form. The front area of the café includes space for 4 tables. There is also some high level counter/desk space provided. Equipment: Coffee machine maker, sink for washing up and rinsing items, cold cabinet storage for sandwiches, cakes, cool drinks fridge, microwave area, service till for cash. Basement: Accommodation: library, retail display area for books, larger tables for seating bigger groups, toilet facility and a storage area. The basement will function as a more formal seating area should people require a space for large meetings. The ?Legal? function of the café is intended to be ancillary to the primary café use. Material alterations and streetscape: There will be some minor alterations to the interior of the café. These include the removal of some partition walls and new partition walls to be built. The construction of the counter will be attached to the existing electrical supply and the new sink will be connected to existing drainage and water supply. Change of lettering on the exterior of the building but no further external lighting/illuminated signage will be added. There will be no extensions to the building as the entire project consists of an interior alteration.

### Duration of Proposal

2.2 Has the proposal been started? ☐ Yes ☒ No

2.3 If yes, when did it start?

2.4 Is the proposal permanent? ☒ Yes ☐ No

2.5 If not permanent, how long is the period expected to last?

### 3. Building or other operations

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**Detailed description of building or other operations.**

Ground Floor: Café counter serving cold sandwiches, cold drinks and coffee to the general public. It retains the large glazed street frontage on both streets in its present form. The front area of the café includes space for 4 tables. There is also some high level counter/desk space provided. Equipment: Coffee machine maker, sink for washing up and rinsing items, cold cabinet storage for sandwiches, cakes, cool drinks fridge, microwave area, service till for cash. Basement: Accommodation: library, retail display area for books, larger tables for seating bigger groups, toilet facility and a storage area. The basement will function as a more formal seating area should people require a space for large meetings. The ?Legal? function of the café is intended to be ancillary to the primary café use. Material alterations and streetscape: There will be some minor alterations to the interior of the café. These include the removal of some partition walls and new partition walls to be built. The construction of the counter will be attached to the existing electrical supply and the new sink will be connected to existing drainage and water supply. Change of lettering on the exterior of the building but no further external lighting/illuminated signage will be added. There will be no extensions to the building as the entire project consists of an interior alteration.

### 4. Change of Use

**Detailed description of the scale and nature of the proposed use.**

No change of use. Use class to remain A1.

### 5. Lawfulness of Existing Uses/Buildings

**Details of why the existing or last use, or the existing building is lawful**

Existing use of a furniture shop falls within A1 use where current legislation states that: 'sale, display or service is to visiting members of the public.' The proposed use relates to the sale of sandwiches and other cold food for consumption. There will also be books on display for sale and use within the premises. There will be no hot food sold on the premises, no alteration at all to the building volume or existing extent of glazing on the existing shopfront facing the street.

### 6. Interest

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**State the applicant's interest in the land**

☐ Owner  
☒ Lessee  
☐ Prospective purchaser  
☐ Other

**If the applicant is not the owner, please give details**

Owner is a tenant intending to trade from the premises.



## 7. Supporting Evidence

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### Additional information in support of the application

Please see attached design statement.

**Warning: Section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193 (7) enables the council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.**

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**Signature**

**Electronically submitted; no signature required.**

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