

LDC Report		21/08/2006
Officer		Application Number
John Carter		2006/2690/P
Application Address		Drawing Numbers
10 Steele's Road London NW3 4SE		Site Location Plan; 100; 101; Land Registry copy; Flat Lease Copy; 03 Council Tax bills
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Application for Certificate of Lawfulness for an existing use of the ground, first, and second floors as a single dwelling.		
Recommendation : Refer to Draft Decision Notice		
Assessment		
<p>The applicant has provided information with the intention of proving that the use of the upper maisonette and ground floor flat as a single residential dwelling is the lawful use of the property. The applicant has provided the following pieces of information to show that the use of this part of the building has been operating a single dwelling for more than four years;</p> <ul style="list-style-type: none"> A copy of a property register dated 20 August 1998 showing that there was a ground lease signed on 17th August 1998 with the property description "Ground, First and Second Floor Flat and roof space: garden ground" Also enclosed was a copy of this lease. Council Tax information appearing to show that the two units have been used as a single family dwelling since at least 2001. Plans dated 1989 showing the proposed conversion to a single dwelling from two flats. <p>On the balance of probability, based on the evidence supplied by the applicant the Council is satisfied that the use has been undertaken for more than 4 years and therefore constitutes a lawful use.</p> <p>It is recommended that a lawful development certificate be granted.</p>		

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