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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for a Lawful Development Certificate
for a Proposed use or development.
Town and Country Planning Act 1990: Section 192,
as amended by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2010

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Wayne	Surname:	Chandler		
Company name:	Barwark Limited						
Street address:	The Griffin, 125 Clerkenwell Road			Country Code	National Number	Extension Number	
				Telephone number:			
				Mobile number:			
Town/City	London			Fax number:			
County:				Email address:			
Country:	United Kingdom						
Postcode:	EC1R 5DB						
Are you an agent acting on behalf of the applicant?							
<input checked="" type="radio"/> Yes <input type="radio"/> No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Marc	Surname:	Wright		
Company name:	Monahan Blythen Hopkins Architects						
Street address:	166 Clerkenwell Road			Country Code	National Number	Extension Number	
				Telephone number:			
				Mobile number:			
Town/City	London			Fax number:			
County:				Email address:			
Country:	United Kingdom						
Postcode:	EC1R 5DE			marc.wright@mbharchitects.co.uk			

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text" value="125"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="The Griffin"/>		
Street address:	<input type="text" value="Clerkenwell Road"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="EC1R 5DB"/>		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="531067"/>
Northing:	<input type="text" value="181990"/>

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:					
Title:	<input type="text" value="Ms"/>	First name:	<input type="text" value="Emily"/>	Surname:	<input type="text" value="Marriott-Brittan"/>
Reference:	<input type="text" value="Email correspondence"/>				
Date (DD/MM/YYYY):	<input type="text" value="14/07/2014"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

The officer agreed that the legislation states that an application for demolition in a conservation area is only required when the demolition work constitutes 115 cubic metres of building. As the chimneys are less than this it would be covered by permitted development. On this basis she advised that an application was made for a certificate of lawfulness and that a prior notification of demolition application was submitted.

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

☒ a) Owner ☐ b) Lessee ☐ c) Occupier ☐ d) Other

6. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

7. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful:

Whilst the building is situated within a conservation area, the volume of the proposed demolition is substantially less than the 115 cubic metres set out as the threshold for requiring 'Demolition within a Conservation Area' consent, therefore the proposal is considered to be permitted development. A separate 'Prior notification of demolition' has been submitted parallel to this application.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

Existing and proposed drawings are attached demonstrating that the volume of demolition is below 115 cubic metres.

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Is the proposed operation or use: ☒ Permanent ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The chimneys are now unused and redundant. The removal of the stacks will allow for the refurbishment and modernisation of the existing dwellings.

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes ☐ No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

The removal of the existing four chimney stacks at roof level. Roof finishes around area of removed chimneys to be made good following demolition works.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes ☒ No

Has the proposal been started?

☐ Yes ☒ No

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date:

15/07/2014

Warning:

The amended 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 authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.