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

Application for a Lawful Development Certificate for an Existing use or operation  
 or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 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:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code  National Number  Extension Number

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

**2. Agent Name, Address and Contact Details**

No Agent details were submitted for this application

**3. Site Address Details**

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

House:  Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

Description:

**4. Pre-application Advice**

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

**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. Description of Use, Operation or Activity

Which category describes the existing use or operation or development for which the certificate is sought:

- An existing use
- An existing operation
- An existing use, operation or activity in breach of a condition

Being a use, operation or activity in effect on the date of this application.

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to:

Use Classes:  Other:

## 8. Description of Use, Operation or Activity

Describe the existing uses, building works or activities for which you want a lawful development certificate. Where appropriate, show to which part of the land each use building works or activity relates:

The house, having been divided in 1977 into two flats and a maisonette has been used as a single dwelling since 1997 (and as a single dwelling plus basement flat in the period 1986 - 1997)

## 9. Grounds For Application For A Lawful Development Certificate

Under what grounds is the certificate being sought:

- The use began more than 10 years before the date of this application
- The use, building works or activity in breach of condition began more than 10 years before the date of this application.
- The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- The use as a single dwelling house began more than four years before the date of this application
- Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details:

If the certificate is sought for a use, operation, or activity in breach of a condition or limitation, please specify the condition or limitation that has not been complied with:

Reference number:  Condition number:  Date:

Please state why a Lawful Development Certificate should be granted:

i acquired the leasehold on the upper maisonette (first and second floors) of 149 Gloucester Avenue NW1 8LA in 1978. subsequently, after getting married, my wife Arabella and I acquired the leasehold of the ground floor flat in 1985 and, in 1986, the freehold of the building. At that time (1986) we converted the upper maisonette and the ground floor flat into a single unit for family use, inadvertently failing to apply for permission for this change of use.

in 1989, we applied for and received permission (application number 8903207) to add two bedrooms and a bathroom through a mansard conversion on the third floor of the house.

In 1993, my mother, Mrs Caroline Erskine, acquired the basement flat and, initially, rented this out to third party tenants. In 1997, we agreed with her to rent the flat and, at the same time, added a staircase between the ground floor and the basement, enabling the whole house to be used as a single dwelling. At this time, we again omitted to apply for permission for any change of use, not least because the long leasehold of the basement continued to be owned by Mrs Erskine.

in 2006, permission was granted (application number 2006/3436/P) to extend the basement flat; in this application the house was disclosed as being used as a single dwelling, as had been the case since 1997 (and, in the case of the house excluding the basement, since 1986).

The whole house has been used as a single dwelling for seventeen years and the house excluding the basement has been so used for twenty eight years. As your records will show, council tax has been levied on the basis of a single dwelling for over ten years. i apologise for the failures to apply for the appropriate permissions at the time. I believe, in the light of the above, that a Lawful Development Certificate to confirm the existing use of the house should be granted.

### 10. Information in Support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed?

31/12/1997

In the case of an existing use or activity in breach of conditions has there been any interruption?

Yes  No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought:

Yes  No

### 10. Information in Support of a Lawful Development Certificate (cont.) - Residential / Dwelling Units

Does the application for a certificate relate to a residential use where the number of residential units has changed?

Yes  No

#### Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				5	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

5

#### Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes				5	
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

5

#### Overall Residential Unit Totals

Total proposed residential units	5
Total existing residential units	5

### 11. 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

### 12. 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:

26/08/2014

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.