



Flat 1 (Ground Floor Flat)  
110 Mansfield Road

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*Certificate of Lawful Use Application  
Planning Statement*

31 July 2014

## 1. Introduction

- i. This statement has been prepared on behalf of Panamax Limited regarding 110 Mansfield Road, London, NW3 2JB in support of an application for a Certificate of Lawful Use for the ground floor flat (referred to as Flat 1).
- ii. A separate application for a Certificate of Lawful Use will be made in respect of the established use of the second and third floors as a self-contained dwelling.
- iii. A separate planning application will be submitted in respect of confirming the use of the first floor as a separate dwelling as internal alterations will be required in order to convert this to a self-contained dwelling.

## 2. Planning Statement

- i. The existing property comprises a three-storey terraced house with a further floor of accommodation within the roof. The property was divided into separate flats some time ago (the applicant is in possession of copies of Assured Shorthold Tenancy agreements dating back at least 10 years), and a Statutory Declaration from the previous owner has been provided to this effect, with further supporting evidence on the following pages.
- ii. The property is located just inside the southern boundary of the Mansfield Conservation Area, and faces south onto Mansfield Road. With the exception of a approved application to remove a tree within the rear garden of the property, there are no planning applications recorded for the property.
- iii. Accommodation is arranged with a self-contained flat at ground floor, a separate (but not self-contained) flat at first floor level, and a duplex self-contained flat occupying the second and third floors.
- iv. This statement has been prepared in support of an application for a Certificate of Lawful Use to regularise the existing status of the ground floor flat as a self-contained dwelling, which is clearly a use that has been established for many years as demonstrated by the evidence provided within this document.

## 3. Conclusion

- i. Given the substantial weight of evidence that the the ground floor flat (Flat 1) has been used as a self-contained dwelling for many years, we believe that there should be no impediment to this use being confirmed as lawful by Camden Council.