

Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Date 21 October 2014
Our ref 0379/AG-J
Your ref LDC

Dear Sir / Madam

3-4 Endsleigh Street, London, WC1H 0EA

Please find attached an application for a Certificate of Proposed Lawful Use which seeks to establish that a proposed conversion of an existing office (B1a) building into two separate offices does not constitute development.

In accordance with the Guidance Notes for such applications, the following information is provided:

1. The application relates to a proposed change of use with limited internal building operations to create two separate office buildings from one existing office building.
2. Both properties are in B1 (a) Office Use and will remain in this use when sub-divided.
3. Nos. 3 and 4 Endsleigh Street were originally separate dwellings. When converted to offices they were linked and there exist single doorways between 3 and 4 on all floors apart from the basement. The result of these works was to create open plan offices spanning both buildings and a single office use involved both buildings. However, both properties retained their separate land registry entries – LR273982 in the case of No. 3 and LR268483 in the case of No. 4.
4. It is now proposed to separate the buildings but retain them in B1 (a) use. The separation can be readily achieved by infilling the existing single doorways on all floors apart from the basement. In the 1976 basement extension an internal partition wall will be constructed to complete the sub-division and separation of the properties.
5. All of the works are internal. It is acknowledged that due to their Grade II listed status, listed building consent for these minor internal alterations may be required, but that is not the subject matter of this application.
6. The application for the proposed certificate of lawful development is submitted on the basis that Section 55 (2) (f) of the Town and Country Planning Act 1990 establishes that in the case of

buildings or other land which are used for a purpose of any class specified in an order made by the Secretary of State under this section, the use of the buildings or other land or, subject to the provisions of the order, of any part of the buildings or the other land, for any other purpose of the same class, this shall not be or uses of land shall not be taken for the purposes of this Act to involve development of the land.

7. In summary, the subject property currently comprises Nos. 3 and 4 combined into providing one office. The proposed use will involve the change of use of Nos. 3 and 4 to provide two separate offices. The existing and proposed use will therefore be for the same purpose within the same use class (B1(a)).
8. In conclusion, it is our view that the proposed conversion of an office into two separate offices does not constitute development and that a certificate can be granted to this effect.

This application comprises:

- a. This covering letter
- b. Redline plan identifying the property
- c. Existing floor plans confirming the internal layout and highlighting the internal works necessary to facilitate the conversion
- d. Requisite fee in the sum of 50% of the full application fee for a change of use application. This has been paid by BACS transfer.

I trust that this application can proceed to validation and registration. If there are any queries or additional information is required please contact me.

Yours faithfully



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