

APCAR SMITH PLANNING

Chartered Town Planning Consultants

35 ESTELLE ROAD
LONDON
NW3 2JX

SCHEDULE OF EVIDENCE
IN RESPECT OF APPLICATION
FOR
CERTIFICATE OF LAWFULNESS OF
EXISTING USE
AS A
SINGLE FAMILY DWELLING HOUSE

Officer's Delegated Report in Respect of Application Ref: 2009/5481/P.

The Report refers, under the sub-heading "Site Description" to it having been seen that the property was set out as a single family dwelling house when the site visit was undertaken on 14 December 2009.

Statutory Declaration of John Thayer Sidel

Mr Sidel refers to moving into the property with his family in January 2009 at which time it was laid out as three flats; commencing building works in the summer of 2009 with works to unify the property as a single family house being essentially completed by September 2009 from which point in time it became used as a single dwelling. Mr Sidel explains why the November 2009 planning permission was not implemented and that since September 2009 the entire property has been occupied as a unified house. Mr Sidel also refers to various enquiries, including unannounced visits to the property, from LB Camden representatives when it was confirmed to the Council representatives that the January 2010 approval had not been implemented. We assume that the Council will hold a "Planning Enforcement" file on the property with details of these calls and visits which will confirm this.

Statutory Declaration of Edmund Ranieri Tangy Waite

Mr Waite's Declaration refers to building works having been undertaken between his visits to the property in March and Autumn 2009 and also refers to various subsequent social visits. He makes specific refers to his parents' piano being in the music room on the ground floor in December 2009 with it only having been removed from there in March 2014. The Declaration refers to the Applicant and his family living in the entire property as their home.

It should be noted that the position of the music room on the ground floor was shown on the 2009 approved proposed plans as forming part of the studio flat. The fact that the music room is in part of the house that was supposed to have been converted to a studio flat is evidence of this 2009 planning permission not having been implemented.

Principal: Carolyn Apcar BA Hons. MRTPI

Statutory Declaration of Inga-Brita Gustafson

Mrs Gustafson refers to visiting in November 2009. She refers to enjoying access to the entire house and was aware that building works had recently been completed. She also refers to returning for another visit in 2011 when again it was noted as being occupied as a single family dwelling.

Statutory Declaration of Daniel Jordon Marovitz

Mr Marovitz refers to works having been undertaken between his visit to the property in March and Autumn 2009. He also refers to visiting on a number of subsequent occasions during which he saw the property as being an integrated home with no other units of accommodation.

Statutory Declaration of Paul Robert Nash

Mr Nash is a central heating specialist and plumber who has serviced the boiler for the house and provided general plumbing and central heating assistance since September 2011. He refers to the boiler having been installed and registered in September 2009 by another plumbing specialist and serviced in 2010 by a further plumbing specialist. He comments that this boiler clearly serves the entire property and also to the fact that there is only one gas supply. He refers to his knowledge of the property being occupied as a single family dwelling with no evidence of any separate unit of accommodation.

Letter dated 2 May 2014 from British Gas

This letter is addressed to the Applicant at the application premises. It confirms that there has been just one electricity supply since July 2009 and just one gas supply since December 2009. It confirms that there used to be four separate supplies but three were disconnected.

Letter dated 28 May 2014 from Thames Water

This refers to one account since September 2009. It refers to the location of the meter box and that the other two boxes have not been in use since September 2009.