



205-2015-04-22-1

INTERCONNECTING DOORWAY BETWEEN  
21 AND 22A CHALCOT SQUARE LONDON NW1 8YA

APPLICATION FOR CERTIFICATE OF LAWFUL USE OR DEVELOPMENT  
BY MR & MRS D CARR

21 Chalcot Square is a single dwellinghouse. Mr & Mrs Carr are the freeholders.

22 Chalcot Square is attached to 21 and had been converted into self-contained flats. Mr & Mrs Carr are leaseholders of the basement flat No. 22A.

Drawing 205-2015-04-13-1 shows their relationship and location

Conversion of 22 to flats is long-standing and predates the earliest record (19 May 1993) on the Borough Council's on-line planning search between 1 January 1925 and 31 December 2015.

Both properties have been extended at the rear, beside the original closet wings. Extension of 21 2008/3503/L. Extension of 22A LE9900830.

The extensions share a party wall through which an interconnecting doorway has been made. See drawing 205-2015-04-13-4.

The interconnecting doorway has the approval of the freeholder of No. 22. Each property remains individual for Council Tax, water, gas and electricity supply, and each has direct access from the street. Therefore in the event of either or both properties being disposed of, they could be disconnected by the blocking-up of the opening without the need for any other work or separation of legal status.

#### Drawings

The Local Plan includes that the Council *will seek to minimise the loss of housing in the borough by... (f) resisting developments that would involve the net loss of two or more homes...* (Policy DP2). The interconnection would not cause such net loss and would not therefore be in contravention of that policy.

The interconnection does not constitute development as defined by Section 5 of the 1990 Town & Country Planning Act and planning permission is not required.

Each building is Grade 2 listed and an application for Listed Building Consent is being made. A Certificate of Lawful Use or Development is therefore sought as confirmation that no corresponding planning application is required.

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