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Development Management
 Regeneration and Planning
 London Borough of Camden
 Judd Street
 London WC1H 8ND

**Application for a Lawful Development Certificate
 for a Proposed use or development.
 Town and Country Planning Act 1990: Section 192,
 as amended by section 10 of the Planning and Compensation act 1991.
 Town and Country Planning (Development Management Procedure) (England) Order 2015**

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:

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

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

3. Site Address Details

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

Description:

House:	<input type="text" value="9"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Camden Mews"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="NW1 9DB"/>		

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

Easting:	<input type="text" value="529433"/>
Northing:	<input type="text" value="184437"/>

4. Pre-application Advice

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Carlos"/>	Surname:	<input type="text" value="Martin"/>
Reference:	<input type="text" value="Phone Call to Duty Planner"/>				
Date (DD/MM/YYYY):	<input type="text" value="26/10/2015"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Mr. Martin suggested that there is a variety of designs within the mews and so as long as the conversion were sympathetic with the mews/ and the building then the change of use would be possible. He pointed out that Stefanou and Co would be required to demonstrate why the change of use was required.

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. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful:

The location does not fall within part of Camden's CAZ and is therefore subject to the 2013 right to change permanently from office use to residential without the need for planning permission. The site falls outside the Camden's Area 1A boundary line. Therefore it is not subject to either the original article 4 Direction nor the modified Article 4 Direction as Camden into force 5th November.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

Existing and Proposed Plans.

Existing and Proposed Elevation as seen from Camden Mews.

Letter from the estate agency "Bruce Commercial Estate Agents" outlining reasons for lack of commercial interest.

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

B1A

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C3

Is the proposed operation or use: Permanent Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The property has been empty for many years. It has been broken into on various occasions and probably will again due to vacant status.

The likelihood of finding a commercial tenant are limited for a number of reasons as outlined in Bruce Estate Agents Letter attached, courtesy of Neil Sint.

It is to the detriment of the street and the character of the mews to have vacant premises in the road. The property will soon start to fall into disrepair without adequate investment, but any investment is untenable due to limited potential for financial returns.

It would be a much more positive contribution to the streetscape and the neighbourhood as a whole if the property was occupied; and as Neil Sint has noted in his letter the best chance of occupancy is as C3 use.

There are countless examples of such conversion along the mews which is rapidly forming a new residential community in just such conversions. The mews has repeatedly been modified with new buildings and conversions over the years so the minor aesthetic changes to this conversion would not be detrimental to the streetscape.

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

Street Elevation

Brick infill and new timber sash windows in place of the existing garage door. Cill level of existing ground floor level timber sash lowered and window replaced to match the existing.

Internal

Revised internal layout to incorporate change of use to residential. Refer to plans for details.

Rear Elevation

Reduction in the size of the existing windows along the site boundary with infill Render/Block wall to match surround.

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

Change of use from B1 to C3.

If Yes, fully describe the existing or the last known use, with the date when this use ceased:

The ground floor premise was previously used by the upholsterer Stefanou & Co. The upper floors have always been residential C3 use. Stefanou & Co relocated their studios to the opposite side of the mews in June 2000 to no. 2A Camden mews. The reason for their move at the time was that the studios were no longer fit for purpose. Despite continued attempts over the years to lease the premises for commercial use, Stefanou & Co have had little interest. Interest in the property is low and marketing it has had little success - a reflection of its limited appeal. Please refer to evidence attached as provided by the commercial agents 'Bruce Commercial Estate Agents' who have been responsible for marketing the property over the years. The property has been vacant despite continuous marketing since June 2014.

Has the proposal been started?

Yes No

9. 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

10. 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:

05/01/2016

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.