



Planning & Built Environment
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For the attention of Mr Carlos Martin

18 February 2016

Dear Sir / Madam

**Application for a Lawful Development Certificate for an existing operation.
41 Queen's Grove, London NW8 6HH**

On behalf of our client, Cycas Properties, please find attached an application for a Lawful Development Certificate for an existing operation. The application is in relation to a plant area located principally below the garage of the residential property at 41 Queen's Grove, which is otherwise built in accordance with planning permission 2007/3397/P (as amended).

This application comprises the following material:

- Architectural Drawings by Wolff Architects Ltd;
- A Lawful Development Certificate application form;#
- Building Control Completion Certificate dated 5 August 2011
- Practical Completion Certificate, dated 22 August 2011;
- Fee of £385 (being paid directly by the client).

Background

The residential property at 41 Queen's Grove has been subject to a number of planning applications during its redevelopment. The process commenced in 2006 and practical completion was achieved in August 2011.

Certificate of Lawfulness Application

During construction it was decided to consolidate all plant into one space that could be easily accessed for repair, replacement and servicing. The property has significant plant reflecting the high-end nature of its finish. This includes:

- Plant for heating the pool;
- Plant for filtering the pool;
- Plant for domestic hot water and heating;
- Plant for air handling;
- Audio visual servers and telecommunications servers with associated air cooling.

This plant requires regular servicing and over time will require updating and replacement. It was therefore considered that this should be located below the garage area with the ability to lift the plant out of an access pit from within the garage. This would cause no disruption to the use of the house and minimal disruption to its occupants.

The plant area has an access hatch and a fixed ladder, accessed from the lower ground floor utility area / staff area. The plant area is fully fitted out and the plant occupies the entire space.

This plant was already within the piled area of the property that was excavated to this depth to enable services to be brought into the slab area of the lower ground floor / basement of the approved development. During the construction it was considered that rather than backfilling this space at the front of the property the space could accommodate the plant.

Planning advice was not sought at this time as the developer considered that below ground alterations would not require amendments to the original planning permission, unlike the above ground changes which resulted in a number of amendment applications being submitted and approved.

Planning Considerations

The plant room has been constructed at the same time as the house. Practical completion of the house took place on 19 August 2011. The Practical Completion Certificate (PCC) was issued by Barrie Tankel Partnership on 22 August 2011 confirming that practical completion took place three days beforehand. The PCC is submitted with this application as evidence in support of the application for a Certificate of Lawfulness.

A Building Control Completion Certificate was issued by Butler & Young Residential on 5 August 2011. This is also provided as evidence in support of the application.

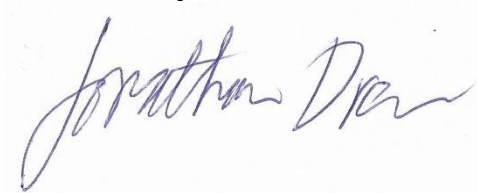
Conclusions

If the change was to have been applied for around the time it was built it is considered that approval would have been granted.

In excess of four years have passed since the house was completed and as such the development of this space should now be considered lawful.

We can arrange access to the property at reasonably short notice as it is occupied by the developer. We look forward to discussing these proposals with you in due course.

Yours faithfully

A handwritten signature in blue ink that reads "Jonathan Drew". The signature is written in a cursive style and is positioned above the printed name and contact information.

Jonathan Drew

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