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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 an Existing use or operation  
 or activity including those in breach of a planning condition.**

Town and Country Planning Act 1990: Section 191 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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Howard"/>	Surname:	<input type="text" value="Goddard"/>		
Company name	<input type="text" value="Q Despatch (West) Ltd"/>						
Street address:	<input type="text" value="Unit 2"/>	Country Code	<input type="text"/>	National Number	<input type="text"/>	Extension Number	<input type="text"/>
	<input type="text" value="Ella Mews"/>	Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text" value="Cressy Road"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City	<input type="text" value="Hampstead"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="London"/>	Email address:	<input type="text"/>				
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text" value="NW3 2NH"/>						
Are you an agent acting on behalf of the applicant? <input type="radio"/> Yes <input checked="" type="radio"/> No							

**2. Agent Name, Address and Contact Details**

No Agent details were submitted for this application

**3. Site Address Details**

Full postal address of the site (including full postcode where available)		Description:
House:	<input type="text" value="2"/>	<input type="text"/>
Suffix:	<input type="text"/>	
House name:	<input type="text"/>	
Street address:	<input type="text" value="Ella Mews"/>	
	<input type="text"/>	
Town/City:	<input type="text" value="London"/>	
County:	<input type="text" value="Camden"/>	
Postcode:	<input type="text" value="NW3 2NH"/>	
Description of location or a grid reference (must be completed if postcode is not known):		
Easting:	<input type="text" value="527534"/>	
Northing:	<input type="text" value="185482"/>	

#### 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:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

He emailed us:

Thank you for your enquiry. In planning terms, there are no records of 2 Ella Mews, Cressy Road being in use a private-hire vehicle operating office. From your explanation, if there are no vehicle or customer footfall to the property in question then it is advised to apply for a Lawful Development Certificate (LDC) application to be confirmed by the council that the property (or parts of it) is used as a booking office. Once approved this can then be used a proof with Transport for London. A link to more information of LDCs can be found below:

#### 5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

a) Owner  b) Lessee  c) Occupier  d) Other

If Yes to b) or c), please give details of the owner and state whether they have been informed in writing of this application:

The property owners have been aware since day 1 that we operate 2 Ella Mews as a private-hire vehicle operating office

#### 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

If Yes, please provide details of the name, relationship and role:

Howard Goddard, Head of Sales & Marketing, Q Despatch (West) Ltd at the application address.

#### 7. Description of Use, Operation or Activity

Which category describes the existing use or operation or development for which the certificate is sought:

- An existing use
- An existing operation
- An existing use, operation or activity in breach of a condition

#### 8. Description of Use, Operation or Activity

Describe the existing uses, building works or activities for which you want a lawful development certificate. Where appropriate, show to which part of the land each use building works or activity relates:

2 Cressy Road is operated as a private-hire vehicle operating office. 99.9% of our work is account customers and 100% of our work is booked over the telephone or on-line etc. There are no vehicle or customer footfall to the property in question.  
We have been advised by Samir Benmbarek, Planning Officer of London Borough of Camden to apply for a LDC.  
Under new TfL regulations we have to have our offices registered as a private-hire vehicle operating office in order to get our TfL Operator Licence renewed.

## 9. Grounds For Application For A Lawful Development Certificate

Under what grounds is the certificate being sought:

- The use began more than 10 years before the date of this application
- The use, building works or activity in breach of condition began more than 10 years before the date of this application.
- The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- The use as a single dwelling house began more than four years before the date of this application
- Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details:

If the certificate is sought for a use, operation, or activity in breach of a condition or limitation, please specify the condition or limitation that has not been complied with:

Reference number:  Condition number:  Date:

Please state why a Lawful Development Certificate should be granted:

There is no material change to which the offices are being used. It is office use but the changes in TfL regulations means that the designation of the property must include 'private-hire vehicle operating office'. As pointed out above, we are not a 'cash mini cab' company and hence have no vehicle of customer footfall. The vast majority of our clients are Public Sector organisations.

## 10. Information in Support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed?

In the case of an existing use or activity in breach of conditions has there been any interruption?

Yes  No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought:

Yes  No

## 10. Information in Support of a Lawful Development Certificate (cont.) - Residential / Dwelling Units

Does the application for a certificate relate to a residential use where the number of residential units has changed?

Yes  No

## 11. 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

If Other has been selected, please provide:

Contact name:

Title:  First name:  Surname:

Telephone number:

Country code:  National number:  Extension number:

Email Address:

## 12. 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:

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.