

Development Control Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

CERTIFICATE OF LAWFULNESS under Permitted Development

1st of March 2016

Dear Sir / Madam,

RE: 33 BELSIZE LANE, NW3 5AS

Following our letter issued on 29.01.2016 regarding the Temporary Change of Use from Class A1 (Shops) to B1 (Business) for the above address (Application Ref: 2014/1718/P) which have now expired on 29.02.2016, please find the enclosed application for the Lawful Development Certificate.

As mentioned in our previous letter we have not renewed the permission as we felt this was unnecessary under the changes made to General Permitted Development Order 2015. Under Class D, Change of use of Class A1 (Shops) to Class A2 (Financial and Professional services) is a Permitted Development and with the expiry of the temporary consent the premises is now reverted back to A1 use, allowing it to benefit from a lawful change of use.

XUL Architecture fall under A2 use (Professional services) for following reasons;

1. XUL offer services to members of the public in particular in the local area where the potential clients are welcome to 'drop in' without the pre-arranged meetings to discuss their plans with members of our team. In the past 2 years we have been at the current premises, there were 90 'drop in' potential clients recorded. Please see enclosed list for further information.
2. Furthermore the majority of XUL's clients and projects are local, within 10 minutes walking distance. Please see enclosed map, U-LP-02 highlighting the recorded potential, past and present projects.
3. The definition of 'Professional Services' are
*"Occupations in the tertiary sector of the economy requiring special training in the arts or sciences. Some **professional services require holding professional licenses** such as*

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architects, auditors, engineers, doctors and lawyers. Other professional services involve providing specialist business support to businesses of all sizes and in all sectors; this can include tax advice, supporting a company with accounting, or providing management advice.”

As highlighted above XUL as architectural practice, we hold professional licenses under Architect Registration Board (ARB), regulating body established by the Parliament in 1997 under the Architects Act. We provide “*specialist business support*” to businesses and private clients which includes Project and Contract managements and advises.

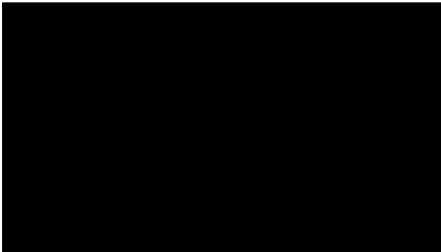
4. The extract below from the Royal Institute of British Architect website suggests the architects’ practices qualify as Class A2 use;

*“Other permitted development rights to be introduced in April include the conversion of casinos and amusement arcades of up to 150 square metres into homes; **change of use from shops to financial and professional services (which would include architects’ practices)**; and change of use from shops and professional services to restaurants and cafes.”*

<https://www.architecture.com/RIBA/Contactus/NewsAndPress/Membernews/PracticeNews/2015/March2015/26March2015/Nowwarehousescanbeconvertedintohomes.aspx>)

We hope the information provided above are satisfactory and we hope to receive a Certificate of Lawfulness for the premise. If you require further information or wish to discuss any of the matters further please do not hesitate to contact us.

Yours sincerely,



Sebastian Sandler

Managing Director

List of 'Drop in' Potential Clients Recorded
(From March 2014 ~ Present)

For the privacy of the client, the property number and names were removed from the list below.

No.	Project Address / Location	No.	Project Address / Location
1	Belsize Mews	46	Perceval Avenue
2	Wedderburn Road	47	Belsize Crescent
3	Lyndhurst Gardens	48	Belsize Square
4	J. Elford's Private Home	49	Woodsome Road
5	Belsize Court	50	Hocroft Estate
6	Belsize Lane	51	Majorca
7	Daleham Mews	52	Belsize Lane
8	Belsize Mews	53	Belsize Park
9	Belsize lane	54	Lindhurst Gardens
10	Adamson Road	55	Thurlow Road
11	Belsize Park Gardens	56	Fitzjohns Avenue
12	Belsize Lane	57	Whitestile Road
13	Hale lane	58	Ornan Road
14	Belsize Avenue	59	Belsize Lane
15	Belsize Square	60	Lyndhurst Gardens
16	Belsize Park Gardens	61	Grove End
17	Ornan Road	62	Belsize
18	Keats Grove	63	Perceval Avenue
19	Hatch lane	64	Tgroup Property
20	Southwood lane	65	Belsize Lane
21	Belsize Park	66	Wessex Gardens
22	Lancaster Grove	67	Devon
23	Manzoor	68	Clapham
24	Netherhall Gardens	69	Dunstan Road
25	Belsize Lane	70	Belsize Crescent
26	Tudor Close	71	Belsize Park
27	Belsize lane	72	Glaster Crescent
28	P. Farba's Private Home	73	Leverton Street
29	Lyndhurst Gardens	74	Belsize Crescent
30	Crickelwood	75	Hampstead
31	Hanover Capital	76	Belsize Mews
32	Belsize Mews	77	Honor Oak Road
33	Whilloughby Road	78	Old Rectory Gardens
34	Belsize Park	79	Daleham Mews
35	Cat Hill	80	Bank Lane
36	Belsize Park	81	Belsize Avenue
37	Maresfield Gardens	82	Belsize Park Gardens
38	Belsize Park	83	Belsize Park
39	Glenilla Road	84	The Health Club Collection
40	Belsize Lane	85	Savernake Road
41	Netherhall Gardens	86	Huson Close
42	Belsize Lane	87	Bartholomew Road
43	Manor Mansion	88	Marlborough Place
44	Belsize Square	89	Weech Road
45	Courtleigh Gardens	90	Harley Road