

SpringCourt
Property Management Ltd
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6th January 2016

The Planning Department,
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

REF: Ground Floor 53 Bayham Place, London NW1 0ET

Dear Sir / Madam,

We have been managing this property the past 12 years since its purchase by Tower Court Holdings Limited in 2004 and wish to apply for a formal and retrospective change of use on this premises.

We have had problems letting and retaining tenants for business use of this this property over this period. It has led us to taking the view the property is not feasible in its existing Use class and ask you please to consider a retrospective Change of Use to residential.

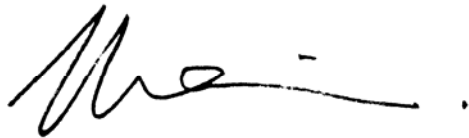
Main information as follows:

- 1 The previous two tenancies have been with commercial companies and the premises mostly used as offices. Tenancy with Mondotti commenced 1st June 2011 through to 31st May 2014. Followed by tenancy with Plastics Ltd commenced 1st April 2014 through 31st March 2016. Copy of these are attached and others can be supplied if required.
- 2 The premises have not worked effectively for them and in both instances the leases terminated early.
- 3 From our experience this continues a pattern going back into earlier commercial tenancies and in this regard previous tenancies by DR Architects as drawing office premises and after that D.Miller as photographic studios/office. Both ended unsatisfactorily and with early terminations.
- 4 It was subsequently discovered the latter tenant used the premises as residential.
- 5 During the last tenancy the property was also used as a residential unit. This was towards the end of that tenancy. The lease was supposed to terminate in 2016 however terminated a year ago in 31st September 2014.
- 6 Given the history and our doubts as to the viability of the premises as business space we consulted with local property agents. From September 2014 through to the end of that year we had no interest in the property as a commercial letting. The property had been partially converted to being residential at the end of 2014. The Property Agents suggested we put the property on the market as residential.
- 7 This seemed appropriate as it had been set up by previous tenants to function as a single bed apartment and no commercial interest was expressed in the market at the time. Little work was required by us to complete provision of all necessary facilities for satisfactory residential function.
- 8 The property was let immediately and the understanding at the time was that such change of use was acceptable within current Planning Regulations and we wanted to see how well it worked before applying for a formal change of use.

- 9 Business Rates have been paid on this property the past 2 years and continue to be paid by us as managers of the property. Property reference as follows:
00783005320082
- 10 There is a single supply of electricity, water and gas to the building and so utilities are in our name. British Gas, EDF and Thames Water are the suppliers. Utility invoices will be forwarded if required.
- 11 The current tenants (a professional couple Mr V Bomers and Ms I.Passos Sachs) occupy the premises as residential tenants under an Assured Shorthold Tenancy. This tenancy commenced 1st February 2015 and runs until 31st January 2017.
- 12 The premises were inspected by your Rates Register officer J.Courtney on 7th December 2015 to confirm visually use of premises.

Please contact us directly or via the architects Chris Dyson Associates if we can be of further assistance in the provision of information.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'M. Passos Sachs', followed by a period.

for Springcourt PML