

Our ref: SGB / EM10
Your ref: PP-05177543



26 May 2016

FAO Kathryn Moran
Planning Advice and Information Service
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

65 Gresham Street
London
EC2V 7NQ
T: +44 (0)8449 02 03 04
F: +44 (0)20 7911 25 60

gva.co.uk

Direct Dial: 020 7911 2372
Email: elizabeth.milimuka@gva.co.uk

Dear Ms. Moran

8-10 Southampton Row, London, WC1B 4AE
Application for Lawful Development Certificate

On behalf of our client, London Underground Limited (LUL), we hereby submit an application via the Planning Portal (reference PP-05177543) for a Lawful Development Certificate pursuant to section 192 of the Town and Country Planning Act 1990 to confirm the resumption of the former lawful use of 8-10 Southampton Row (the 'Property') for pub/restaurant (Class A4/A3) on the basement, ground and first floors, and residential use (Class C3) on all floors above.

Background

London Underground Limited (LUL) is the freehold owner of the Property, which they originally acquired in 1990. Until 2009 the Property was in use as a 754sqm (GIA) pub/restaurant (Class A4/A3) on the basement, ground and first floors, and 9 residential flats (Class C3) on remaining floors above. In 2009, LUL secured vacant possession of the Property. In accordance with the provisions of the Crossrail Act 2008 (the 'Crossrail Act'), Crossrail lawfully carried out development to the rear of the Property under Part 3 of the Town and Country Planning Act 1990 (the '1990 Act') by virtue of section 10 of the Crossrail Act comprising the construction of the Fisher Street shaft and headhouse and the Property has been used as a site office ancillary to the carrying out of these works.

Crossrail are due to handover the site to an oversite developer in Q4 2017, when the Property will no longer be required for use for this purpose. In accordance with Paragraph 11(1) of Schedule 7 of the Crossrail Act, permission is only granted for the ancillary use of the Property for Crossrail related works for a limited period while the works contained in the Crossrail Act are on-going. Upon completion of Crossrail works, the use will revert to its former authorised use as a pub/restaurant (Class A4/A3) on the basement, ground and first floors, and residential use (Class C3) on all floors above in accordance with section 57(2) of the 1990 Act. Accordingly, further planning permission is not required for the resumption of the Property's former authorised use. We therefore seek a Lawful Development Certificate to confirm the resumption of the former authorised use is permitted pursuant to the relevant provisions of the Crossrail Act and the 1990 Act and that the continued use of the Property for this purpose is lawful.

Application

In addition to the completed and dated application form and site location plan, the application is supported by the following evidence:



INVESTORS
IN PEOPLE



Printed on
Recycled Paper

- Supporting statement from Herbert Smith Freehills LLP on behalf of London Underground Limited, which details the provisions of the Crossrail Act 2008 which authorise the current use of the Property as a site office for Crossrail works and the resumption of the former use of the Property for pub/restaurant and residential uses.
- Statutory declaration dated May 13 May 2016 sworn by Paul William Bolton, who has managed the Estates Department for Crossrail Limited since January 2009 and secured Vacant Possession of the Property for ancillary Crossrail use in 2009.
- Letters from tenants of the residential flats at the Property confirming that they will provide vacant possession of their respective properties on dates ranging from 27th June to 17th July 2009 (attached at Exhibit PB1 of Paul William Bolton's Statutory Declaration)
- Copies of Council Tax invoices for each of the 9 residential flats located within the Property for the financial year of 2010/2011 processed on behalf of Crossrail Limited (attached at Exhibit PB2 of Paul William Bolton's Statutory Declaration)
- Historic Council Tax band details from for each of the 9 residential flats located within the Property from Directgov, confirming relevant Tax Bands from February 1998 to 2009.
- Business Rates Valuation History for 8-10 Southampton Road from April 2005 to March 2010.
- An Area Referencing Report prepared by Malcolm Hollis LLP measuring the GIA, NIA and NSA of the Property on a floor by floor basis.

A cheque for £1,925 pounds is enclosed to cover the requisite application fee. The fee has been calculated in accordance with the Town and Country Planning Act (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, as detailed below:

- Pub/restaurant: £385 x 50% = £192.50
- 9 residential units x £385 x 50% = £1,732.50

Should you have any queries please do not hesitate to contact Elizabeth Milimuka (020 7911 2372) at this firm.

Yours faithfully

GVA

GVA

For and on behalf of London Underground Limited