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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, 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="Savi"/>	Surname:	<input type="text" value="Rabilizirov"/>
Company name:	<input type="text" value="Soviet Carpet & Art Galleries"/>				
Street address:	<input type="text" value="8 Brampton Grove"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="NW4 4AG"/>		<input type="text"/>		
Are you an agent acting on behalf of the applicant?		<input checked="" type="radio"/> Yes	<input type="radio"/> No		

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Robert"/>	Surname:	<input type="text" value="Stuart-Smith"/>
Company name:	<input type="text" value="Robert Stuart-Smith Design Ltd"/>				
Street address:	<input type="text" value="care of / 8 Brampton Grove"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="07878202387"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text" value="UK"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="NW4 4AG"/>		<input type="text" value="rss@robertstuart-smith.com"/>		

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

Ground floor B8 Storage space with street frontage.
Two entry doors to street, and one door to rear terrace.
Gross Internal Floor Area 452m2
Space within a Multi-story residential building that utilises separate services and circulation.

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:

That we do not need to notify the Council to obtain Change of Use in this occasion.
Any internal changes to the building would not require planning permission.
If we sought a formal confirmation that the Change of Use would not require planning permission, were advised to apply for a Certificate of Lawful Development, hence this application.

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:

Applicant is the long-term leaseholder (200 years) of 16A ground floor property which is situated within a mixed-use development.
The Freehold owner has been informed of the proposed change of use.

The Freehold owners details are as follows:
Action Housing Association Limited

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

7. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful:

Existing B8 Storage Use is lawful and was constructed along with the entire building following Planning Approval on 20/09/2005 (Planning Application Reference 2005/2525/P). Proposal only seeks to confirm a Change of Use and undertake an interior fit out.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

Refer to uploaded architectural drawings.

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

B8 - Storage or distribution

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

B1 (a) - Office (other than A2)

Is the proposed operation or use:

Permanent Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Proposal aligns with Permitted Development outlined in Town and Country Planning Order:

Proposed Change of Use from B8 Storage to B1 Office considered permitted development (The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class I, – industrial and general business conversions, Clause a).

Floor Area for this Change of Use is less than 500m2. (The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class I, – industrial and general business conversions, Clause 1.1).

The proposal is within the defined conditions of the law, and no Article 4 Directions seem to apply to this property. As considerable capital will be spent on the interior fit out, the client wishes to obtain a legal document confirming that the proposed Change of Use is lawful prior to committing to this expenditure.

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes No

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

This ground level, street accessible space is less than 500m2 and requires an interior fit out only, to be converted to B1 Office space. Hours of use will be business hours Monday - Friday.

Minimal refurbishment to interior only:

Demolition of two existing rooms (WC & office space comprising non-structural partitions).

Installation of new WC's, kitchenette

New interior finishes to floors, walls, ceilings

If Yes, fully describe the existing or the last known use, with the date when this use ceased:

Unit built for B8 Storage use, waiting for confirmation for pending start of new use.

This comprises of large storage space and two small non-structural partition separated rooms; a toilet and a small office.

Has the proposal been started?

Yes No

9. 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

10. 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

23/11/2016

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.