



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

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Gordon Dadds Solicitors
80 Brook Street
London
W1K 5DD

Our Ref: 2003/2042
Your Ref: 78
Please ask for: **Neil McDonald**
Telephone: 020 7974 2061

17 September 2003

Dear Sirs

Town and Country Planning Acts 1990 (as amended)

Re: Certificate of Lawfulness Application, 106 Regents Park Road, London NW1.

I refer to your application which was registered on 4th September 2003, my letter to you dated 9 September and the subsequent telephone conversation between myself and Michael Tussaud of your office on 16 September 2003.

It would appear from Mr Taussaud's verbal description of the use of the basement of the above building, that it has been ancillary to the use of the main part of the building as a single dwelling. This would account for the Council Tax assessment of the property as a single unit. It is also apparent both from the Council's records and the information submitted in support of your application that the lawful use of the property is no longer as two flats and a maisonette.

However, based on the information available it would not seem technically correct to grant a certificate of lawfulness for the use as one flat and a separate maisonette as is applied for.

I would recommend that should it be required to establish the use of the basement as a self contained flat in its own right the best way forward would be to submit an application for planning permission. Such an application would appear to be relatively straightforward in this case as the accommodation would meet the main policy requirements and space standards for permission to be granted. This advice is of course officer opinion only, and does not in any way bind the Council in respect of its decision following the full consideration of a planning application.

I should be grateful if you would confirm to me within the next 14 days whether you wish to continue with your certificate of lawfulness application, or for us to consider it withdrawn.

Yours faithfully

Neil McDonald, on behalf of
Peter Bishop
Director of Environment



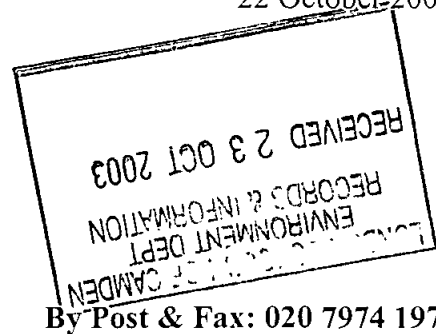
GORDON DADD S

SOLICITORS

Our Ref MJT/JN/CRA.23-1
Your Ref 2003/2042

22 October 2003

Neil McDonald, Esq
Development Control
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND



Dear Mr McDonald

Town and Country Planning Acts 1990 (as amended)
Certificate of Lawfulness Application
106 Regents Park Road, London NW1

I hope you have received safely my letter of 21st October 2003 together with the sworn statement by Mr Cran.

I would like your advice on the following point please.

My client's contract provides that:

"the Certificate shall provide for the lawfulness of the use of the Property as two self contained units, namely a self contained basement and a self contained unit on the ground, first, second and third floors."

If at all possible, it would be most helpful if you were able to follow the precise form of words in the Certificate, which you are going to issue next week.

With kind regards

Yours sincerely

Michael Tussaud FCA

P.S We have since spoken and I am glad that you will be able to put the exact wording into your Certificate.

250319.01

Roger Peters Paul Pierides Michael Tussaud Hugh Elder David Goff
Ben Crichton Sue Bland Kathryn Peat John Goodchild David Ruck
Simon Edwards Cormac Cawley Andrew Whittaker Ann Northover
Consultant: Michael Jepson
Associates: Emma Box Anna Wagstaff Jackie Boot Tom Flatau
This firm is regulated by The Law Society.

80 Brook Street Mayfair London W1K 5DD
Telephone +44 (0)20 7493 6151
Facsimile +44 (0)20 7491 1065
DX Box No. 131 Chancery Lane
www.gordondadds.com

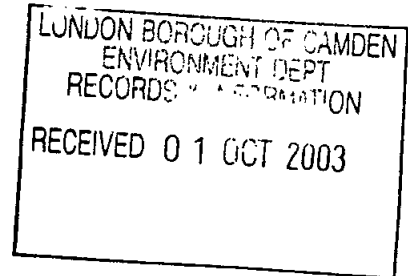
GORDON DADDS

SOLICITORS

Our Ref MJT/JN/CRA.23-1
Your Ref 2003/2042

Neil McDonald, Esq
Development Control
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

30 September 2003



By Post & Fax: 020 7974 1975

Dear Mr McDonald

Town and Country Planning Acts 1990 (as amended)
Certificate of Lawfulness Application
106 Regents Park Road, London NW1

Thank you for all the help that you have given me in the past concerning this matter and I do have one query please.

1. I fully understand if my client requires to establish the use of the basement as a self-contained flat in its own right the best way forward would be to submit an application for planning permission.
2. Would it be possible to submit an application for a Certificate of Lawfulness (with the appropriate supporting evidence) that the property has been used as a single dwelling with an ancillary basement flat.
3. As you yourself said in your letter of 22nd September 2003 it would appear likely that the lawful use for the property is indeed as a single dwelling with an ancillary basement flat and that is how my client has treated the property for many years.

Your help in this matter would be much appreciated and, indeed, I have put a call through to you today.

Yours sincerely

Michael Tussaud FCA

245280 01



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

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Gordon Dadds Solicitors
80 Brook Street
London
W1K 5DD

Our Ref: 2003/2042
Your Ref: 78
Please ask for: **Neil McDonald**
Telephone: 020 7974 2061

22 September 2003


Dear Sirs

Town and Country Planning Acts 1990 (as amended)

Re: Certificate of Lawfulness Application, 106 Regents Park Road, London NW1.

Further to my telephone conversation with Mr Taussaud this afternoon, I would add to my previous letter dated 17 September 2003 that the Council does not have any objection to the continued use of the above property as a single dwelling with an ancillary basement flat. Indeed, as was implied in my previous letter and your verbal description of your client's use of their property it would appear likely that this is now in fact the lawful use for the property.

Yours faithfully


Neil McDonald, on behalf of
Peter Bishop
Director of Environment





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

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Gordon Dadds Solicitors
80 Brook Street
London
W1K 5DD

Our Ref: 2003/2042
Your Ref: [Ref: 78]
Please ask for: **Neil McDonald**
Telephone: 020 7974 2061

09 September 2003

Dear Sirs

Town and Country Planning Acts 1990 (as amended)

Re: Certificate of Lawfulness Application, 106 Regents Park Road, London NW1.

I refer to your application which was registered on 4th September 2003. Whilst your supporting letter refers to the use of the property as two units and utility bills have been submitted in respect of two separate accounts to accord with this, the Council's records in respect of Council Tax payments for this property relate to the whole house as a single unit of accommodation.

I would therefore request that you provide further information to account for this discrepancy and link this with a sworn statement by the applicant describing the precise use of the application premises for the last four years. Without this additional information it is unlikely that sufficient weight can be given to the evidence so far provided in order to justify the granting of the certificate applied for.

Please do not hesitate to contact me if you wish to discuss the above.

Yours faithfully

Neil McDonald, on behalf of
Peter Bishop
Director of Environment



GORDON DADD S

SOLICITORS

Our Ref MJT/JN/CRA.23-1
Your Ref 2003/2042

2 October 2003

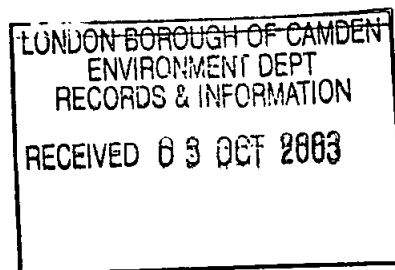
Neil McDonald, Esq
Development Control
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

MCDN

By Post & Fax: 020 7974 1975

Dear Mr McDonald

Town and Country Planning Acts 1990 (as amended)
Certificate of Lawfulness Application
106 Regents Park Road, London NW1



Thank you for the help that you gave me over the telephone today. I have now received formal instructions from my client to revise the Application for Certificate of Lawfulness for Existing Use.

1. Please accept this letter as a formal application from Mr Cran for a Certificate of Lawfulness for Existing Use of the property as a single house with an ancillary basement flat rather than two units.
2. Mr Cran has, from time to time, allowed the basement flat to be used by friends or relatives, but it has always remained part of the house. Mr Cran's exercise bicycle has always lived and been used by him there.
3. Thus, I am able to confirm that the use of 106 Regents Park Road has been as a single dwelling with an ancillary basement flat since 1991 when Mr Cran purchased the property.

As mentioned to you, I am coming under increasing time pressure from the purchaser of the property and if you were able to consider issuing the Certificate within the next 14 days it would be very helpful.

245854.01

Roger Peters Paul Pierides Michael Tussaud Hugh Elder David Goff
Ben Crichton Sue Bland Kathryn Pear John Goodchild David Ruck
Simon Edwards Cormac Cawley Andrew Whittaker Ann Northover
Consultant: Michael Jepson
Associates: Emma Box Anna Wagstaff Jackie Boot Tom Flatau
This firm is regulated by The Law Society.

80 Brook Street Mayfair London W1K 5DD
Telephone +44 (0)20 7493 6151
Facsimile +44 (0)20 7491 1065
DX Box No. 131 Chancery Lane
www.gordondadds.com

Your help throughout has been much appreciated both by my client and by me.

With kind regards

Yours sincerely

Michael Tussaud FCA

GORDON DADDS

SOLICITORS

MCDN

FACSIMILE TRANSMISSION

To:	Company:	Fax No:
Neil McDonald, Esq	London Borough of Camden	020 7974 1975
From:	Our Ref:	Your Ref:
Michael Tussaud-FCA	MJT/JN/CRA-23-1	2003/2042
Subject: 106 Regents Park Road, London NW1		

Total number of pages: 3

Date: 2 October 2003

Message:

Dear Mr McDonald

I sent you a letter dated 2nd October 2003 by fax at approximately 2.30 this afternoon. Please throw it away as Mr Cran has told me there is an error in it.

Paragraph 2 should read "from time to time" rather than "for many years".

I attach a fresh copy of the letter in the correct form. The hard copy will come to you in the post tonight. Please tear up the earlier letter with the mistake: thank you.

Yours sincerely

Michael Tussaud FCA

Encl

245888.01

This message is intended for the use of the addressee only and may contain information that is privileged and confidential. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone or fax at the number below.

A LIST OF PARTNERS IS AVAILABLE FOR INSPECTION AT THE ADDRESS BELOW

80 Brook Street Mayfair London W1K 5DD
Telephone 020-7493-6151
Facsimile 020-7491-1065
DX Box No.131 Chancery Lane
www.gordondadds.com

GORDON DADDS

SOLICITORS

MCDW

Our Ref MJT/JN/CRA.23-1
Your Ref 2003/2042

22 September 2003

Neil McDonald, Esq
Development Control
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

EWPOS 23SEP03 11:06

By Post & Fax: 020 7974 1975

Dear Mr McDonald

Town and Country Planning Acts 1990 (as amended)
Certificate of Lawfulness Application
106 Regents Park Road, London NW1

Thank you for your letter of 17th September 2003.

1. You are quite right in stating that the lawful use of the property is no longer as two flats and a maisonette.
2. You have kindly advised me what to do if my client wishes to establish the use of the basement as a self-contained flat.
3. Please would you now advise me as to the best way forward if my client wishes the basement flat to be ancillary to the use of the main part of the building, i.e. the whole building including the basement is to be treated as one unit.

I look forward to hearing from you.

Yours sincerely

Michael Tussaud FCA

243471.01

Roger Peters Paul Pierides Michael Tussaud Hugh Elder David Goff
Ben Crichton Sue Bland Kathryn Peat John Goodchild David Ruck
Simon Edwards Cormac Cawley Andrew Whittaker Ann Northover
Consultant: Michael Jepson
Associates: Emma Box Anna Wagstaff Jackie Boot Tom Flatau
This firm is regulated by The Law Society.

80 Brook Street Mayfair London W1K 5DD
Telephone +44 (0)20 7493 6151
Facsimile +44 (0)20 7491 1065
DX Box No. 131 Chancery Lane
www.gordondadds.com

Copy



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

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

REF: 78
Gordon Dadds Solicitors
80 Brook Street
London
W1K 5DD

Application Ref: **2003/2042/P**
Associated Ref:
Please ask for: **Neil McDonald**
Telephone: 020 7974 2061

12 September 2003

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)
ACKNOWLEDGEMENT OF RECEIPT OF AN APPLICATION

We received your application for Certificate of Lawfulness (Existing) dated 03 September 2003 on 05 September 2003, together with the required fee of £440.00 for the property listed below.

Address:
**106 Regent's Park Road
London NW1 8UG**

The Proposed Work: Application for Certificate of Lawfulness for an existing use as 2 residential units.

We make every effort to reach a decision as soon as possible and have set ourselves the target this year of deciding at least 65% of all the applications we receive within 8 weeks. You should therefore receive a decision on your application by 31 October 2003.

We are legally required to consult on your application with individuals who may be affected by the proposals. As part of this process we allow a period of 21 days for the people and organisations to respond to us. We may also need to clarify or discuss certain aspects of your application, or negotiate revisions with you before we are able to make a recommendation on your proposal. Your application may therefore take longer than the statutory 8 week period to deal with.

If you want to check the progress of your application please contact the officer above.

Most applications are decided by officers under powers delegated to the Director of Environment. Some applications, such as major schemes being recommended for approval,



September 12, 2003

or applications which are of significant local interest, will always be decided by that committee.

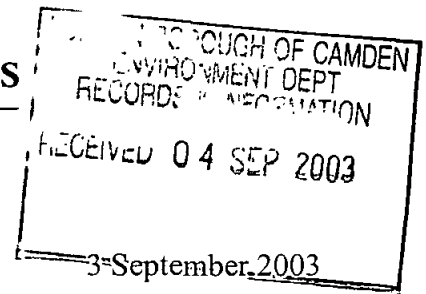
If you do not receive a decision by the above date, you have the right of appeal to the Planning Inspectorate after that date. Appeal forms are only available from the Planning Inspectorate at 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, telephone number 0117 372 8000.

If you need advice on whether to appeal, the Planning Inspectorate produce a leaflet "A Guide to Planning Appeals" available from their office. Alternatively, the leaflet produced by the Royal Town Planning Institute "Should I Appeal" is available from the One Stop Reception at the Town Hall, or you can seek independent advice from Planning Aid for London which is a charitable body staffed by volunteers. Their telephone number is 020 7613 4435.

If your fee was paid by cheque and the bank refused to honour it, your application will not be valid. We will not be able to deal with the application until you have paid the full fee.

Director of Environment Department

GORDON DADD S
SOLICITORS



Our Ref MJT/JN/CRA.23-1
Your Ref

Head of Planning
London Borough of Camden
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8ND

Dear Sir

**Application for Certificate of Lawfulness for Existing Use
106 Regents Park Road, London NW1 8UG**

We act for Mr Mark Cran QC the owner of the above freehold property.

A brief history is relevant:-

1. On 2nd July 1951 you permitted the conversion of the semi-basement and ground floor of 106 Regents Park Road into two self contained flats and the use of the first, second and third floors as a maisonette (see copy planning consent).
2. Between 1951 and 1991, when Mr Cran purchased the property the ground floor flat had become amalgamated with the first, second and third floor maisonette.
3. Thus, when our client purchased in 1991 there were only two units namely the basement flat and the ground, first, second and third floor unit.
4. In order to regularise this anomaly we now would like to apply for a Certificate of Lawfulness for Existing Use of the property as two units rather than the three units permitted in 1951.

Accordingly, we now enclose the following for your consideration:-

- (a) Cheque payable to London Borough of Camden (Planning) in the sum of £440 being your fees.
- (b) Certificate of Lawfulness for Existing Use.

239344.01

Roger Peters Paul Pierides Michael Tussaud Hugh Elder David Goff
Ben Crichton Sue Bland Kathryn Peat John Goodchild David Ruck
Simon Edwards Cormac Cawley Andrew Whittaker Ann Northover
Consultant: Michael Jepson
Associates: Emma Box Anna Wagstaff Jackie Boot Tom Flatau
This firm is regulated by The Law Society.

80 Brook Street Mayfair London W1K 5DD
Telephone +44 (0)20 7493 6151
Facsimile +44 (0)20 7491 1065
DX Box No. 131 Chancery Lane
www.gordondadds.com

- (c) Your form showing "scale of fees" duly completed.
- (d) Schedule of documents together with the appropriate number of documents listed thereon being the evidence submitted to you for your consideration.

If you have any queries or would like to discuss this matter please ring Michael Tussaud of this office on 020 7493 6151.

Yours faithfully

Gordon Dadds

Encl.

Planning Department		J9	N35	657	REGENTS PARK ROAD	106
Map ref.		E. D.	Traffic zone	Street	Name/Nº	
Description 2 FLATS / MAISONETTE		Owner	Listed Bldg. class	Council resolution	Purchase	Mortgage
				Date		Grant
DEVELOPMENT PLAN		ORDERS, DIRECTIONS, ETC.		ROADS		
Zone: 213		Density: 136		CLASS		
Plot ratio: 2:1		Prog: 1st		Proposals	Council resolution	Confirmed
		Order	Council resolution	Confirmed	Prog.	
Area	Name	Date	C.P.O.			
Action			Clear. O.			
Cons.	PRIMROSE HILL	9.2.72	Clsng. O.	✓		
Env.			B.P.O.			
Redev.			T.P.O.			
Rehab.			Art. 4	✓	3.3.83	
Study						
Greater London Development Plan		RED. RES. ON 10.1.84		T.P. case 110/11X		
PER DEV CONTROL 8/10/84		POTENTIAL 1/6 L		J9/4/8		
LAP ACTION RECOMMENDED LAY 7/80		NOTICE ISSUED		C.A. case		
1. 84 - effective 3.3.84 REMEDIAL ACTION REQUIRED		NOTICE REMOVED 7.3.84		B.A. case		
WHICH 6 MONTHS OF effective date.		REMOVED WITHIN 6 MONTHS OF effective date. ON APPEAL.		REAL ESTATE 26.7.85		



**Development Control
Planning Services**

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Gordon Dadds Solicitors
FAO Michael Tussaud FCA
80 Brook Street
London
W1K 5DD

Enq: Robin Tulloch
Tel: 020 7974 2219
Date: 14 August 2003
Our Ref: ENF730

106 REGENTS PARK ROAD, LONDON, NW1

Dear Sir/Madam,

I am writing further to your inquiry about the enforcement history of the above address.

The Council issued an enforcement notice on 1st March 1984. The breach concerned the unauthorised increase in height of the parapet to the rear extension by up to four brick courses. This notice was withdrawn on 2nd March and re-issued on 7th March 1984.

A subsequent appeal was allowed and the enforcement notice quashed on 24th April 1985 subject to the condition that the new brickwork be repointed within three months. This was complied with on 26th July 1985.

If you have any further queries please do not hesitate to contact me.

Yours faithfully

 Robin Tulloch

For the Director of the Environment Department.



INVESTOR IN PEOPLE

Director
Peter Bishop

GORDON DADD S
SOLICITORS

Our Ref: MJT/JN/CRA.23-1
Your Ref:

13 August 2003

URGENT

Rob Tulloch, Esq
Development Control
Planning Services
Town Hall
Argyle Street
London WC1H 8ND

By Post & Fax: 020 7974 1975

Dear Mr Tulloch

106 Regents Park Road, London

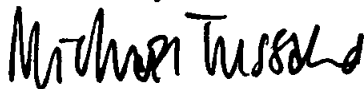
Thank you for the helpful information you gave me over the telephone.

I should be most grateful if you would write me a brief letter concerning (a) the 1984 Enforcement Notice and (b) the fact that it has now been complied with.

If you were able to fax the letter to me on 020 7491 1065 it would be extremely helpful.

Thanking you in anticipation for your assistance.

Yours sincerely



Michael Tussaud FCA

235440.01