

David Mackover  


11 April 2017

**Application to confirm the lawful B8 use of the first floor unit of 2 Hermit Place NW6 4BZ**

The unit has been in continuous storage use let on a lease to Baillie & Bevis Ltd since 20 September 2012. This is demonstrated by statutory declarations from the freeholder, the tenant and by the lease included with this application.

This is also confirmed by a letter from the next door neighbour Mehmet Hussein.

A planning consent was granted on 26 January 2012 for the renewal of an earlier consent for the addition of second storey to the building, which was not completed.

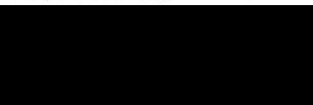
Following the granting of this planning consent the ground floor storage unit was lawfully created by a change of use from B2 to B8 use. The former industrial fixtures and fittings, electrics, heating system, internal partitions and internal suspended ceiling and flooring were removed to enable the premises to be fully utilised for storage.

A statutory declaration is attached from Mr Grzegorz Skawski, a builder who carried out works at the property and who subsequently made deliveries to and collections from this storage unit.

The Camden Council officers report on the property dated 6 March 2017 states that the premises were used as ancillary space to a motorcycle repair workshop in B2 use and refer to a 6 May 2011 Bing Streetview photograph. The 2011 estate agents sale details and photos demonstrate the premises as vacant. These documents and photos all pre-date the purchase of the vacant property by David Mackover on 5 December 2011.

This previous B2 use categorically ended with the departure of the former motorcycle workshop tenant prior to the change of ownership on 5 December 2011 and subsequent change of use to B8 which is demonstrated by the statutory declarations and letter attached.

This property evidentially has been in continuous storage use since 20 September 2012 and remains in that use today.



David Mackover