

DRY
ARCHITECTS & INTERIOR DESIGNERS

5257/3.1/oer

24th March 2017

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

Dear Sirs

Re Ground floor / lower ground floor maisonette
34 Gloucester Crescent, London NW1 7DL
Application for a Lawful Development for an Existing Use.

Following the issue of a HMO status by Camden Housing Department on the entire Building at 34 Gloucester Crescent we hereby submit an application to establish the existing Lawful use of the 1st Floor Flat as a self-contained dwelling house which should be classified as C3.

Section 171B(2) of the Town and Country Planning Act 1990 states that:

“Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwelling house, no enforcement action may be taken after the end of the period of four years beginning with the date of the breach.”

Under section 191 of the Town and Country Planning Act 1990 a person may make an application to the local planning authority for a certificate of lawfulness of existing use, which shall be granted provided information is provided to the local planning authority satisfying them of the lawfulness of the use at the time of the application. A use is considered to be lawful if no enforcement action may be taken against it.

As this maisonette has been in permanent residential use with its own self-contained facilities for a minimum four year period, the local planning authority must grant a certificate of lawful existing use with regard to that building.

RIBA 
Chartered Practice

2A NORLAND PLACE, LONDON, W11 4QG, UNITED KINGDOM
+44 (0)20 7221 6161 | INFO@DRYARCHITECTS.CO.UK | DRYARCHITECTS.CO.UK

DRY Interiors Ltd. Registered in UK No. 08505950 VAT Number 161515823

DRY

ARCHITECTS & INTERIOR DESIGNERS

The following evidence is attached as proof of the above:

- Assured shorthold tenancy agreements for the relevant period
- Floorplans showing the relevant facilities
- Council tax bills

We trust that the application is complete and that you have sufficient information to enable you to determine this application.

Yours faithfully



Oliver Empson-Ridler

MANAGING DIRECTOR
DRY Architects

RIBA 
Chartered Practice

2A NORLAND PLACE, LONDON, W11 4QG, UNITED KINGDOM
+44 (0)20 7221 6161 | INFO@DRYARCHITECTS.CO.UK | DRYARCHITECTS.CO.UK

DRY Interiors Ltd. Registered in UK No. 08505950 VAT Number 161515823