



Emergent Design Studios
Architecture & Design

51 Calthorpe Street, London WC1X 0HH
+44 (0)20 7713 0056 | info@ed-studios.com

**London Borough of
Camden
Planning Department**
Town Hall
Argyle Street
London WC1H 8ND

**Lawful Development
Certificate Application**

Cover Letter

**6 Chalcot Crescent
London NW1 8YD**

Date: 02/06/2017

Pages: 01/02

Ref.: 002_CC_LDC_CL

Dear Sir/Madam,

**Lawful Development Certificate - Proposal to regularise unauthorised alterations
at 6 Chalcot Crescent, London NW1 8YD.**

We write on behalf of our client to submit an application for a Lawful Development Certificate with respect to a proposal to regularise unauthorised alterations to this property.

Background

6 Chalcot Crescent, a 4-storey terraced house, 3 storeys and basement was erected by J. Burden in c. 1850. The building is Grade II listed (1974) and located in the Primrose Hill Conservation Area in the London Borough of Camden (LBC).

The latest listed building consent granted for the house was in 1993, when the property was subdivided into a basement flat and maisonette on ground, first and second levels. Unauthorised alterations were carried out to the property prior to acquisition by the present owners in 2006 as a single dwelling.

Pre-application advice was received from the assigned London Borough of Camden's conservation and planning officers on 11 May 2017, suggesting to apply for a Lawful Development Certificate to regularise unauthorised alterations.

The proposals

The applicants seek to regularise unauthorised alterations that were made to the building prior to acquisition in 2006 through a Lawful Development Certificate.

Unauthorised alterations include the change of use from two dwellings into a single dwelling, as well as a new opening to the main dividing wall between rooms at basement level, a new staircase from ground floor into the basement level and the consolidation back to a single kitchen at basement level to the rear.



Emergent Design Studios
Architecture & Design

51 Calthorpe Street, London WC1X 0HH
+44 (0)20 7713 0056 | info@ed-studios.com

**London Borough of
Camden
Planning Department**
Town Hall
Argyle Street
London WC1H 8ND

**Lawful Development
Certificate Application**

Cover Letter

**6 Chalcot Crescent
London NW1 8YD**

Date: 02/06/2017

Pages: 02/02

Ref.: 002_CC_LDC_CL

Key benefits of the proposals

- Regularisation of alterations made after 1993, prior to the acquisition by the present owners in 2006;

Information submitted

Please find under the cover of this letter the following documentation, which together comprises our submission for Lawful Development Certificate:

- Drawing Set illustrating the latest approved and existing condition drawings;
- Proof of change of use from two dwellings back to a single family dwelling occurred more than 4 years ago, including the Title Deed from 2006, Solicitor's Letter from 2006, Survey Document from 2006 and an Surveyor's Valuation Report from 2011.

We trust the above and attached documentation is sufficient to enable this submission to be registered, and we look forward to discussing these proposals with you further as necessary.

Should you require any further details in respect of this planning application please contact us on 020 7713 0056.

Yours faithfully,

Marco Ortiz RIBA ARB
Director
Emergent Design Studios