

Planning Department  
LB Camden 5 Pancras Square London N1C 4AG  
Ref:100/039

24th May 2017

Dear Sirs,

**Town and Country Planning Act 1990 (Section 191)**  
**Flat 5, 136 Fordwych Road, London NW2 3PB**  
**Application for Certificate of Lawful Use**

**The Property**

136 Fordwych Road is a detached 20<sup>th</sup> century house constructed in solid brick with protruding front facing bay windows. The property comprises 9 flats in total.

The subject property (Flat 5) is located on the first floor in the north-east corner (front face) of the property. The flat is 1 room with a large triple window bay, kitchenette, bathroom, general storage joinery and is decorated throughout. The existing layout of the property is shown on drawing number P01 and has a floor area of approximately 24m<sup>2</sup>.

The property is in a good decorative and structural condition.

Access to the property is from a communal staircase which also serves the remainder of the building.

**Use of Flat 5 as a self-contained residential dwelling (during my ownership)**

*'Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use.'*

This document forms part of an application under Section 191 for a Certificate of Lawfulness of an Existing Use for the use of Flat 5 as a self-contained dwelling.

Flat 5, 136 Fordwych road was purchased by myself in May 2008. The property, a studio flat, contained an open kitchen/dining/sleeping area and separate shower room (including wc). The leasehold property is one of nine flats located in a two-storey brick Victorian property. The communal areas at this time were for access to the flats and general circulation only. There were no shared bathroom/ shower areas leading off communal areas. I attach as part of the documentation the estate agent's plans for confirmation of this existing layout with description and the lease document which shows a self-contained flat 5, which formed part of my purchasers legal document package. The lease document plan of the flats itself does have an error and it can be seen that my solicitor crossed off the door access to a shared bathroom which in 2008 no longer existed. I also attach the homebuyers survey for additional confirmation of the flat being self-contained as noted in the description.

Following my purchase of the property a full refurbishment was carried out, there are no records on the Council Tax nor Electoral roll during this period as I could not live in the flat as it was a building site. An officer at the time came to visit the property to check the status of the property. I moved into the property in 2009 and have lived there to this day.

The documentation that accompanies this package shows a variety of utility bills, service charge and council tax bills, I also include a signed oath letter from the current managing agents who have been attending to the property since 2010.

#### Planning History of flat 5, 136 Fordwych road before my ownership

The construction of the building pre-dates modern town planning and so the Council's website includes the following applications:

|                         |                             |   |                   |                    |   |
|-------------------------|-----------------------------|---|-------------------|--------------------|---|
| <a href="#">9101363</a> | 136<br>Fordwych<br>Road NW2 | To Refurbish existing flat<br>and extend to form a bedsit<br>and flat. (Plans Submitted)  | FINAL<br>DECISION | 12-<br>12-<br>1991 | Withdrawn<br>after Reg'n<br>(not used on<br>PACIS |
| <a href="#">9101018</a> | 136<br>Fordwych<br>Road NW2 | The conversion of the loft<br>into a non self contained<br>residential unit as shown on<br>drawing no 91.184.2B<br>revised on 16.04.92.                   | FINAL<br>DECISION | 16-<br>09-<br>1991 | Grant Full or<br>Outline Perm.<br>with Condit.    |
| <a href="#">9101017</a> | 136<br>Fordwych<br>Road NW2 | Retention of eight non self<br>contained bedsits on ground<br>and first floor as shown on<br>drawing no 91.184.1C<br>revised on 10.10.91 and<br>16.04.92. | FINAL<br>DECISION | 16-<br>09-<br>1991 | Grant Full or<br>Outline Perm.<br>with Condit.    |

The planning application ref: **9101017** refers directly to the subject property and surrounding flats (flat 5).

#### Historic Information and Evidence

##### *Electoral roll records*

I carried out some research at Holborn Library Local Studies and Archives Centre. The electoral roll records show that there was a resident registered there from the year 2007 onwards, other than the year the property was being refurbished in my ownership in 2008.

| <u>Name</u>    | <u>Flat no</u> | <u>Year</u>   | <u>ref no</u> |
|----------------|----------------|---------------|---------------|
| Karimi, Mohsen | 5              | December 2007 | 1476          |
| None           | 5              | December 2008 | none          |
| Glynn, Louise  | 5              | December 2009 | 1561          |
| Glynn, Louise  | 5              | December 2010 | 1597          |
| Glynn, Louise  | 5              | December 2011 | 1636          |
| Glynn, Louise  | 5              | December 2012 | 1649          |
| Glynn, Louise  | 5              | December 2013 | 1665          |
| Glynn, Louise  | 5              | December 2014 | 1607          |
| Glynn, Louise  | 5              | December 2015 | 1564          |
| Glynn, Louise  | 5              | December 2016 | 1690          |
| Glynn, Louise  | 5              | December 2017 | tbc           |

*Lease plans ref: 2004*

These drawings were produced on behalf of Howard Kennedy and show the ground and lower ground floor layouts of the house. The subject property is notated as No.5 and comprises 1 room, shower room with WC and kitchen units /living area. The room facing into the internal courtyard is subdivided in two with the larger element shown to include a sink. It would be reasonable to assume the sink indicates the location of the kitchen. The plan indicates that the property has the requisites of a self-contained dwelling which include a kitchen, wc and bathroom, and room for living and sleeping.

The drawings also show the internal arrangement of the other units, 1-4 and 6-8 and 10.

The ground floor of the property comprises 4 flats, the first floor 4 flats and a further flat in the loft space.

*Estate agents plans 2008*

These drawings were produced on behalf of Foxtons estate agents and show the internal layout of flat 5 in 2008. The subject property is notated as Flat 4 and retains the same layout as shown in the 1979 drawings. Flat 8 on the ground floor also retains the same layout. Copies of the plans are attached.

*Utility Bill from 2004*

This bill shows the property (flat 5, 136 Fordwych road) was occupied from 2004 -2005.

*Council Tax Bills*

The hard copy of the bills date back from 2013, further bills are available and are stored online from when I occupied the property.

*Water Utility bills from 2013*

This shows the property has been occupied from 2013.

**Conclusion**

I, Louise Glynn, Flat 5, 136 Fordwych road, NW2 3PB have provided evidence to London Borough of Camden to prove that the above named address has been in permanent residential use for more than a four year period and therefore a Certificate of Lawful Use should be granted.

Sworn this day 30 th May 2017

Signature: 

Print name: L GLYNN

Witness signature: 