

Date: 17th August 2017

Sub: Application for a Certificate of Lawful Development
Site Address: 164A Clerkenwell Road, London, EC1R 5DU

To,
The Case Planning Officer
London Borough of Camden
Planning Dept
2nd Floor
5 Pancras Square
c/o Town Hall
Judd Street
London WC1H 9JE

Dear Planning Officer,

This letter is regarding an application for a Certificate of Lawful Development for the properties at the above address.

I completed the purchase of the freehold interest to the property in October 1995 and am the current freeholder with title absolute under title number 509002. The property is a mid-terraced building, with a commercial property on the ground floor with the upper floors currently arranged as three self contained flats, each of these flats are a one bedroom flat with one reception room, kitchen and a bathroom. Please see attached current floor plans of the flats (Appendix A).

Since I purchased the Property in December 1989 until today, the first, second and third floor of the property has been continuously leased out as three self-contained flats, once dwelling on each floor minus access staircase. Planning permission was not sought at that stage. Since January 2006, Council Tax have been levied on the properties as individual dwellings.

I have attached a Statutory Declaration to this effect in Appendix B, alongwith the location plan.

A letter from the estate agent arranging lettings on my behalf since January 2006 has been attached in Appendix C.

To establish that the property has been in continuous occupation as three individual flats, I have attached a few Assured Shorthold Tenancy agreements from 10 years ago and recent years in Appendix D1 to D3. If more are needed for the intermediate years, please do not hesitate to contact me.

I apply for a Certificate of Lawful Development upon the basis that the conversion into three flats took place more than 25 years ago, and the Local Authority has been aware of the position and operating three council tax accounts for the property for over 10 years.

If any of the above needs to be discussed, please feel free to get in touch with me by email or phone at the contact details stated below.

Hoping to hear from you shortly.

Yours Sincerely



Mr V Petrotta

Contact Details : 9 Temple Mead Close, Stanmore, HA7 3RG

