

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended
by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Guillaume"/>	Surname:	<input type="text" value="Aouad"/>
Company name:	<input type="text" value="Heetch Limited"/>				
Street address:	<input type="text" value="c/o Kwerk Binfaissance"/>				
	<input type="text" value="44-46 Rue de la Bienfaisance"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="Paris"/>	Fax number:	<input type="text"/>		
Country:	<input type="text" value="France"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="75008"/>				
Are you an agent acting on behalf of the applicant?		<input checked="" type="radio"/> Yes <input type="radio"/> No			

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="David"/>	Surname:	<input type="text" value="Sinton"/>
Company name:	<input type="text" value="Gide Loyrette Nouel LLP"/>				
Street address:	<input type="text" value="125 Old Broad Street"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="02073825580"/>		
	<input type="text"/>	Mobile number:	<input type="text" value="07852006821"/>		
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="EC2N 1AR"/>	<input type="text" value="david.sinton@gide.com"/>			

3. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

From: McCann, Lisa [mailto:Lisa.McCann@camden.gov.uk]
Sent: 17 January 2018 10:42
To: SINTON David
Cc: BAIRD-SMITH Max
Subject: RE: 00082 - Written Confirmation of Planning Permission Request [GLN-LON.FID52356]

Dear David,

Thank you for your email. Please be advised that from the information you have provided, it is unlikely that the proposal would require planning permission.

However if you want to obtain a lawful confirmation from the council that the proposal does not require planning permission you can apply for a certificate of lawful development online via the planning portal website.

Kind Regards

Duty Planner
Planner
Supporting Communities
London Borough of Camden

Web: camden.gov.uk

5 Pancras Square
London N1C 4AG

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

a) Owner b) Lessee c) Occupier d) Other

If Yes to b) or c), please give details of the owner and state whether they have been informed in writing of this application:

5. Lawful Development Certificate - Interest in Land

The applicant rents office space from the owner Regus within its premises at 344-354 Gray's Inn Road, WC1X 8BP. Regus have been informed in writing of this application, and have been made aware of the need to obtain planning confirmation in order to operate its proposed business from the premises.

6. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

7. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful:

Our client rents office space in the following Regus premises:

Regus
344 - 354 Gray's Inn Road
London
Greater London
WC1X 8BP
United Kingdom

Our client will be submitting an application with Transport for London for a private hire vehicle operator licence, and will require proof that their operating centre meets local planning regulations. We have been provided with confirmation from Regus that the current permitted use is as a B1 - Business of offices (please see Supporting Document email correspondence).

The premises will be used as an administrative office and operating centre, where the central function will be store records and receive calls in accordance with its licence with TfL. There will be no access to the general public, and no private hire vehicle drivers will be stationed at the office. There will be occasional visits by drivers for training and meetings only.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

We have had the following written correspondence with Camden Council concerning the use:

From: McCann, Lisa [mailto:Lisa.McCann@camden.gov.uk]
Sent: 17 January 2018 10:42
To: SINTON David
Cc: BAIRD-SMITH Max
Subject: RE: 00082 - Written Confirmation of Planning Permission Request [GLN-LON.FID52356]

Dear David,

Thank you for your email. Please be advised that from the information you have provided, it is unlikely that the proposal would require planning permission.

However if you want to obtain a lawful confirmation from the council that the proposal does not require planning permission you can apply for a certificate of lawful development online via the planning portal website.

Kind Regards

Duty Planner
Planner
Supporting Communities
London Borough of Camden

Web: camden.gov.uk

5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

"Please note that the information contained in this email represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision."

7. Grounds for Application

From: SINTON David [mailto:David.SINTON@gide.com]
Sent: 12 January 2018 15:11
To: Planning <Planning@camden.gov.uk>
Cc: BAIRD-SMITH Max <Max.BAIRD-SMITH@gide.com>
Subject: Ref: 00082 - Written Confirmation of Planning Permission Request [GLN-LON.FID52356]

Dear Sirs,

I am writing in follow up to a telephone enquiry on 10 January 2017 regarding proof of permitted use for a private hire vehicle operating centre (ref: 00082). As instructed, please find below details of the premises and the intended use.

Our client rents office space in the following Regus premises:

Regus
344 - 354 Gray's Inn Road
London
Greater London
WC1X 8BP
United Kingdom

Our client will be submitting an application with Transport for London for a private hire vehicle operator licence, and will require proof that their operating centre meets local planning regulations. We have not been provided with Regus's planning permission, but it is our understanding that the current permitted use is as a B1 - Business of offices.

The premises will be used as an administrative office and operating centre, where the central function will be store records and receive calls in accordance with its licence with TfL. There will be no access to the public, and no private hire vehicle drivers will be stationed at the office. There will be occasional visits by drivers for training and meetings only.

We therefore request written confirmation from the local authority that no further planning permission is required and that the proposed use of the premises would be lawful without additional planning permission. We would be extremely grateful if this could be provided by 19 January 2017.

We would be grateful if you could kindly acknowledge receipt of this email.

Kind regards,

David

David Sinton
Trainee Solicitor
GIDE LOYRETTE NOUEL LLP

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

B1 (a) - Office (other than A2)

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

B1 (a) - Office (other than A2)

Is the proposed operation or use:

Permanent Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

As noted above, the premises will be used as an administrative office and operating centre, where the central function will be store records and receive calls in accordance with its licence with TfL. There will be no access to the general public, and no private hire vehicle drivers will be stationed at the office. There will be occasional visits by drivers for training and meetings only, which are in any case ancillary to the predominant use.

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes No

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes No

Has the proposal been started?

Yes No

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

25/01/2018

Warning:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.