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

Application for a Lawful Development Certificate for an Existing use or operation or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 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"/>	First Name:	<input type="text" value="Aaron"/>	Surname:	<input type="text" value="Kazab"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="132 New Cavendish Street"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="W1W 6YA"/>				
Are you an agent acting on behalf of the applicant?		<input type="radio"/>	Yes	<input checked="" type="radio"/>	No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Site Address Details

Full postal address of the site (including full postcode where available)	Description:
House: <input type="text" value="53"/> Suffix: <input type="text"/>	<input type="text"/>
House name: <input type="text" value="Flat 2nd Floor Rear"/>	
Street address: <input type="text" value="Warren Street"/>	
<input type="text"/>	
<input type="text"/>	
Town/City: <input type="text" value="LONDON"/>	
Postcode: <input type="text" value="W1T 5NL"/>	
Description of location or a grid reference (must be completed if postcode is not known):	
Easting: <input type="text" value="529121"/>	
Northing: <input type="text" value="182221"/>	

4. Pre-application Advice

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

Yes No

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 No to a), b), or c), please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known):

Cederbank Ltd, 1 Princes Square, W2 4NP

Have they been informed of the application?

Yes No

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

If Yes, please provide details of the name, relationship and role:

Aaron Kazab, Managing the property, Property Manager.

7. Description of Use, Operation or Activity

Which category describes the existing use or operation or development for which the certificate is sought:

- An existing use
- An existing operation
- An existing use, operation or activity in breach of a condition

Being a use, operation or activity in effect on the date of this application.

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to:

Use Classes: C3 - Dwellinghouses

8. Description of Use, Operation or Activity

Describe the existing uses, building works or activities for which you want a lawful development certificate. Where appropriate, show to which part of the land each use building works or activity relates:

Between 2011 and 2012 53 Warren Street was refurbished to combine shared bathroom facilities into rooms to create self-contained flats. From September 2012 I can confirm 53 Warren Street consisted of a commercial unit on the ground floor and 6 self-contained studio flats on the upper floors. Each self-contained studio flat contained a shower room and cooking facilities. It is our understanding that the original usage for the upper parts of the building was 2 self-contained studio flats on the 1st floor and 4 bed sits evenly split on the second and third floor. Each floor had one shower room and one toilet room which was available to use by the occupants of the bed sits on each respective floor.

This application is for a certificate of lawfulness to use Flat 4, 53 Warren Street as a self-contained studio unit. As the unit has been used as a self-contained unit for over 6 years we believe a lawful development certificate should be granted.

9. Grounds For Application For A Lawful Development Certificate

Under what grounds is the certificate being sought:

The use began more than 10 years before the date of this application

9. Grounds For Application For A Lawful Development Certificate

- The use, building works or activity in breach of condition began more than 10 years before the date of this application.
- The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- The use as a single dwelling house began more than four years before the date of this application
- Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought for a use, operation, or activity in breach of a condition or limitation, please specify the condition or limitation that has not been complied with:

Reference number: Condition number: Date:

Please state why a Lawful Development Certificate should be granted:

Between 2011 and 2012 53 Warren Street was refurbished to combine shared bathroom facilities into rooms to create self-contained flats. From September 2012 I can confirm 53 Warren Street consisted of a commercial unit on the ground floor and 6 self-contained studio flats on the upper floors. Each self-contained studio flat contained a shower room and cooking facilities. It our understanding that the original usage for the upper parts of the building was 2 self-contained studio flats on the 1st floor and 4 bed sits evenly split on the second and third floor. Each floor had one shower room and one toilet room which was available to use by the occupants of the bed sits on each respective floor.

This application is for a certificate of lawfulness to use Flat 4, 53 Warren Street as a self-contained studio unit. As the unit has been used as a self-contained unit for over 6 years we believe a lawful development certificate should be granted.

In this application we provide evidence in the form of:

- 1) Receipts of building work
- 2) A statutory statement
- 3) ASTs and a tenancy schedule confirming the flat has been let for the stated period

10. Information in Support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed?

In the case of an existing use or activity in breach of conditions has there been any interruption? Yes No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought? Yes No

10. Information in Support of a Lawful Development Certificate (cont.) - Residential / Dwelling Units

Does the application for a certificate relate to a residential use where the number of residential units has changed? Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					

10. Information in Support of a Lawful Development Certificate (cont.) - Residential / Dwelling Units

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

11. 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

12. 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

03/03/2018

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.