

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

27<sup>th</sup> June 2018

Dear Sir

**Town and Country Planning Act 1990, Section 191**  
**Application by Ms I M Hersov**  
**Lawful Development Certificate for use of building as 2 self contained flats**  
**30 Denning Road Hampstead London NW3 1SU**

We act for Ms Isabelle Mary Hersov.

We enclose an application for a lawful development certificate for the existing use of the property known as 30 Denning Road as two self contained flats.

Our client acquired the whole property on the 21<sup>st</sup> May 1987. The property at that time comprised 2 flats and our client occupied the flat on the upper floors. We attach to this letter at appendix 1 a copy of her registered title issued on the 11<sup>th</sup> January 2018

30 Denning Road is a 5 storey building where the upper flat occupies the top three floors with direct access to the road through the original front door on the upper ground floor. 30 Denning Road is the postal address of this flat.

The lower flat occupies the lower and upper ground floors (except the front door and its immediate hallway) gaining access through the small courtyard at lower ground floor level. The postal address of this flat is 30A Denning Road. This flat has also been referred to as the basement flat.

We attach at appendix 2 a plan showing the subdivision of the property.

In August 2008 the valuation officer following a site visit and reappraisal of the valuation list amended the list by separately listing the 2 flats as individual dwellings. We attach at appendix 3 a copy of this amendment in respect of the upper floor flat, the effective date of the amendment being the 12<sup>th</sup> April 2008. In June 2008 your Council issued a Council Tax Enquiry Form in respect of the property. A copy of the completed response which shows the then tenants occupying the lower flat from the 12<sup>th</sup> April 2008 is included within appendix 3.

Following this reappraisal our client has paid Council Tax in respect of the upper flat from 2008 until today. We attach at appendix 4 a copy of her Council Tax bills from March 2008.

In respect of the lower flat this has been managed by Hamptons International since 2008 and we attach at appendix 5 a list prepared by them of the tenants from 2008 until 2017. Included within this appendix is evidence of the Council Tax payments in respect of this flat.

Following the vacation of the lower flat by the tenants on the 19<sup>th</sup> November 2017 our client took possession of the whole building to enable her to carry out a complete refurbishment of it. It was a result of this refurbishment and contact with officers that the issue of planning permission has arisen.

We consider that the attached history shows clear evidence that the property has been used as 2 residential dwellings since at least April 2008 and that that use is now a lawful planning use.

Could you please accept this letter and attachments as supporting and being part of the enclosed application.

If you wish to discuss any aspect relating to this application further, please contact our Roger Bullworthy.

Yours faithfully

Roger Bullworthy

