

Flat 6  
26-30 Cubitt Street  
London  
WC1X 0LS

13<sup>th</sup> June 2018

**Re: Lawful Development Certificate**

To whom it concerns:

I wish to apply for a Lawful development certificate for a property I purchased in May 2013. The address of this property is Flat 6, 26-30 Cubitt Street, London, WC1X 0LS. The flat is one of fourteen apartments in this purpose built block, however, both the lower ground floor and raised upper floor were initially designated as Class B1a (office) floors. The block was constructed in 2007 and was split out into fourteen self-contained apartments.

My understanding is that the flat I purchased was always used as a three bedroom apartment. I moved into the flat in July 2013 and have lived there since. I can support this through the demonstration of having been registered for council tax since moving in. Prior to this I lived at Flat 6, 8 St Mary At Hill, London, EC3R 8EE. As I bought the property at auction in 2013, I was unaware at the time of any issue around the initial planning consent in relation to the flat and the two floors in question. Another flat owner in the building did in fact apply for a Lawful development certificate regarding flat 4 last year and this was granted, the reference of this application is 2017/1453/P.

I can truthfully confirm that the above information and what is contained in my application is truthful and accurate. Should you require any further information then please let me know.

Thanking you,

[Redacted Signature]

Peter O'Connell

M: [Redacted]

E: [Redacted]

A: Flat 6, 26-30 Cubitt Street, London, WC1X 0LS