

22 August 2018

Submitted via Planning Portal

Camden Council
Planning Department
5 Pancras Square
London N1C 4AG

Dear Sir, Madam

CERTIFICATE OF LAWFULNESS APPLICATION

TOWN AND COUNTRY PLANNING ACT (1990) (AS AMENDED)

12 OVAL ROAD, LONDON NW1 7DH

We write on behalf of Hermes Property Unit Trust A Ltd and Hermes Property Unit Trust B Ltd and in respect of the above site, to submit an application for a certificate of lawfulness of proposed use or development, pursuant to s192 of the Town and Country Planning Act (1990) (as amended). The certificate of lawfulness application seeks to get confirmation that planning permission is not required to replace a door at the front of the building.

The application has been submitted via the Planning Portal (ref: PP-07215065) and comprises this cover letter and the following:

- Application form;
- Site location plan, ref: 4171.455; and
- Existing and proposed entrance door drawing, ref: 4171.060 Rev A.

The fee for £117 has been paid via the Planning Portal.

PROPOSED WORKS AND THEIR LAWFULNESS

The building at the site is a four storey office building located in Camden Town. The proposed works comprise the replacement of the existing entrance door with a new entrance door which is glazed in appearance. Drawing 4171.060 Rev A provides further details of this.

8th Floor
Lacon House
84 Theobald's Road
London
WC1X 8NL

T 020 7851 4010 turley.co.uk

We seek confirmation that planning permission is not required for these works. The Town and Country Planning (General Permitted Development) (England) Order 2015, at Schedule 2, Part 7, Class F allows the extension or alteration of an office building as permitted development. This is subject to any alteration not being on Article 2(3) land (i.e. a conservation area) and not within the curtilage of a listed building, but also any alteration being at ground floor level only.

The site abuts Primrose Hill Conservation Area but is not within a conservation area. The site is not within the curtilage of a listed building. It lies next to the Piano Works listed building, but it is a separate identifiable building and it does not lie with the curtilage of the Piano Works. Finally, the proposed door alteration is at ground floor level.

Therefore, we kindly request that you issue a certificate of lawfulness that confirms planning permission is not required for the proposed door replacement as it is permitted development pursuant to The Town and Country Planning (General Permitted Development) (England) Order 2015, at Schedule 2, Part 7, Class F

We trust that this is acceptable. If you have any queries, please contact me or my colleague Sid Hadjoannou.

Yours faithfully

Craig Slack
Senior Planner

craig.slack@turley.co.uk