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Your Ref: PP-07563491
Our Ref: 13074/SP/AJC



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Dear Sir or Madam

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR OPERATION UNDER SECTION 191 OF THE TOWN AND COUNTRY PLANNING ACT 1990 AT CAROLYN HOUSE, 29-31 GREVILLE STREET, LONDON, EC1N 8AF

On behalf of our client Store Property Investments Limited, we submit herewith an application for a Lawful Development Certificate in respect of the above site under Section 191 of the Town and Country Planning Act.

The application has been submitted via the Planning Portal and comprises of this letter and the following documents:

- Application Form and certificates;
- Location Plan 1820-20A;
- Statutory Declaration signed by Mr David Eric Smith of City Apartments Limited;
- Management Agreement between BridgeStreet Accommodations London Limited and Summerpark Homes Limited dated 26 March 2008;
- Hotel Check: Atelier EC1 by BridgeStreet Worldwide news article;
- Atelier EC1 by BridgeStreet Worldwide marketing information; and
- Email correspondence dated 10 July 2008

The requisite fee of £462 has been paid for online via the Planning Portal in addition to the £20 Planning Portal administrative fee.

Summary of Proposals

This application for a Lawful Development Certificate follows the grant of planning permission on 24 May 2006 under reference 2006/0411/P for:

“Demolition of existing building and redevelopment of the site by erection of a 6-storey building to comprise jewellery workshop (B1c) at basement level; public resource and information centre (sui generis) at ground floor level; retail unit (A1) at ground floor level; 18 room aparthotel (C1) at ground; 1st, 2nd and 3rd floor, 6x self-contained residential units (C3) on the 4th and 5th floors, with associated residential balconies at 5th floor”.

Partners

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The development was subsequently built out following the grant of planning permission to provide the above, however instead of the 6x self-contained residential units (Use Class C3), the previous owner instead built out a total of 24 aparthotel units (Use Class C1) which have since been in use since 16 July 2008 as evidenced by an invitation to the launch event of Atelier EC1 which is the commercial name for the application property.

A Certificate of Lawfulness is therefore sought to confirm that the use of the site to provide 6 additional aparthotel units (Use Class C1) on the fourth and fifth floors instead of 6x self-contained residential units (Use Class C3) would be immune from enforcement.

Summary of Evidence Submitted

The application for a Certificate of Lawfulness is supported by evidence demonstrating that the 24 unit aparthotel scheme has been in continuous use for a period of more than 10 years and is now immune from enforcement. A summary of the evidence submitted is provided below.

Statutory Declaration

A statutory declaration dated 1 February 2019 and signed by Mr David Eric Smith has been submitted as part of the application. Mr Smith is a director of City Apartments Limited which is the proprietor of the leasehold interest in the aparthotel property. The statutory declaration confirms Mr Smith's attendance at the property launch event (referred to below) and that all 24 of the units at the property have been used for the purpose of an aparthotel containing self-contained units let on short term tenancies since at least October 2008.

Management Agreement

The Management Agreement between BridgeStreet Accommodations London Limited and Summerpark Homes Limited dated 26 March 2008 sets out the contractual agreement for the management of the 24 room aparthotel property between the parties. There are references throughout relating to both the use of the property and the commencement date of the management contract that reinforces the use has commenced for longer than 10 years.

Hotel Check News Article

The article dated 17 February 2009 provides a review of the Atelier EC1 aparthotel and identifies the premises opened in late 2008. Please note that the article does not refer specifically to the launch date of the aparthotel but further reinforces the use had already commenced by 2008. On page two, the article identifies that there are 24 one and two-bedroom apartments in total.

Atelier EC1 Marketing Information

The Atelier EC1 marketing document provides a range of information for the aparthotel facility including reference to 24 serviced apartments and a specification of the rooms available.

Invitation to Atelier EC1 Launch Event

The email correspondence submitted is dated between 9 – 10 July 2008 and relates to an invitation to the Atelier EC1 launch event by BridgeStreet Worldwide scheduled to take place on 16 July 2008.

Given the above evidence submitted in support of the application for a Lawful Development Certificate, it is considered that on the facts of the case and relevant planning law, that the use of

the site to provide 24 aparthotel units (Use Class C1) instead of 18 aparthotel units (Use Class C1) and 6 self-contained residential units (Use Class C3) would be lawful.

We look forward to hearing from you in due course, but if you have any immediate queries then please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Serena Page'.

Serena Page BA MA (Cantab) MSc MRTPI

Partner

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Cc - Store Property Investments Limited