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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. Site Address**

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

**2. Applicant Details**

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

## 2. Applicant Details

Town/city	<input type="text"/>
Country	<input type="text"/>
Postcode	<input type="text"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	<input type="text"/>
First name	<input type="text" value="Paul"/>
Surname	<input type="text" value="Semple"/>
Company name	<input type="text" value="Bidwells"/>
Address line 1	<input type="text" value="Seacourt Tower"/>
Address line 2	<input type="text" value="West Way"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Oxford"/>
Country	<input type="text" value="England"/>
Postcode	<input type="text" value="OX2 0JJ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

## 4. Description of Use, Building Works or Activity

Please indicate why you are applying for a lawful development certificate

- An existing use  
 Existing building works  
 An existing use, building work or activity in breach of a condition

**Being a use, building works or activity which is still going on at 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	<input type="text" value="A3 - Restaurants and cafes"/>
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## 5. Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

Use of ground floor and basement as a café/restaurant.

## 6. Grounds for application of 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
- 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 (must be pre-application submission)

Please state why a Lawful Development Certificate should be granted

The Applicant can demonstrate that the ground floor and basement of 86 Kingsway has been used as a café/restaurant since 2002, as evidenced by the documents KW - KW8 that accompany the application and which are summarised and expanded on in the covering letter to the application.

## 7. Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

02/12/2002

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

### Residential Information

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

## 8. 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?

- The agent  
 The applicant  
 Other person

## 9. Pre-application Advice

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

Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

### Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

My view is that the authorised use of the site is as a Class A1 café. This is based on the planning history of the site, retail surveys over a number of years and the (limited) amount of information I have on the layout and operation of the premises.

I note that the use was identified in applications around 2009 as Class A3 - the decisions and officer reports for these should be available online.

Within the Class A1 use there is scope to operate a sandwich bar/ café use which has a mix of retail sales and customer seating on site. The retail element should predominate in terms of floorspace, volume of sales and value of sales.

Please note that the above view represents an informal officer opinion and is not a formal decision by the Council.

## 10. Interest in the Land

Please state the applicant's interest in the land

- Owner  
 Lessee  
 Occupier  
 Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

## 11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 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 (cannot be pre-application)