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Head of Planning Services  
Planning – Development Control  
Camden Council  
Camden Town Hall  
London  
WC1H 8ND

Our ref: JMS/SOS/310320/Camden

16 March 2020

Dear Sir/Madam

**52 Holmes Road, London, NW5 3AB**

**Application for a Certificate of Lawfulness of a Proposed Use or Development (CLOPUD) in order to confirm the Lawfulness of Class B1(a) use under Section 191 or 192 of the Town & Country Planning Act 1990 (as amended) at 52 Holmes Road, London, NW5 3AB**

I act on behalf of Holmes Asset Ltd, which is the owner of 52 Holmes Road, London, NW5 3AB, and attach for your attention an application for a Certificate of Lawfulness of a Proposed Use or Development (CLOPUD) in order to confirm the lawfulness of a Class B1(a) use on the site.

Holmes Assets Ltd are in the process of redeveloping the site in accordance with planning permission (LPA Ref: 2016/1986/P) as amended by application (LPA Ref: 2018/3318/P) which grants permission for the demolition of the existing building and replacement with a new build, mixed use development of six storeys (plus basement) comprising 9 self-contained units 8 x 2 bed, 1 x 3 bed) on floors 1-5 and 377 sqm of industrial employment B1(c) on the basement and ground floors.

A Certificate of Lawful Use submitted under Section 191 or 192 of the Town & Country Planning Act 1990 (as amended) must be granted where the local planning authority is provided with information satisfying them of the lawfulness, at the time of the application, of the use described in the application.

Accordingly, I enclose the following documents which form the application that was submitted via the Planning Portal (ref: PP-08534720):

- (i) A copy of the relevant application form, signed and dated;
- (ii) Site Location Plan;
- (iii) Supporting Statement prepared by JMS Planning.

Registered office:  
Valley Farm  
Rumburgh Road  
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Company No. 09829806



Please note the relevant planning application fee has been paid electronically via the Planning Portal.

Full details of the background to the submission of this application are set out within the accompanying Statement. The site has been marketed for B1(c) use for almost nine months without success. Conversely, there has been interest in the site for a B1(a) (Office) development. The original inclusion for a B1(c) element on the site related to the original occupation of the site staying as part of the future development. However, the Company no longer intends returning to the site. As such, the B1(c) element included in the original submission is now redundant as the occupier, for which it was specifically intended to cater for, is no longer staying on site. In the absence of any demand from other B1(c) operators, but conversely with identified demand from B1(a) operators, it has been considered that the use of the site for office floorspace would be most appropriate. It is expected that an office development on the site B1(a) will create a greater job generation level than a B1(c) use. As set out within the accompanying Statement, the use of the site for B1(a) use is considered to be lawful.

I trust you find the enclosed application in order and I look forward to receiving confirmation of registration of the application in due course. In the meantime, should you wish to discuss the application further, please do not hesitate to contact me at this office on 07525 131145.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Julian Sutton', with a stylized flourish extending to the right.

Julian Sutton  
JMS Planning & Development

Encs