

Date: 23 April 2020

Our ref: 380-1/01

Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

On behalf of Mr Dinesh Bakhda, we enclose the following retrospective Planning Application related to:

**Premises:**

**UPPER FLAT, 5 BRECKNOCK ROAD, LONDON - N7 0BL**

**Proposal:** A change of use and conversion of 1<sup>st</sup> and 2<sup>nd</sup> floor single self-contained residential accommodation, use class C3, into two separate HMO units, within sui generis category.

This retrospective planning application seeks to formalize and mitigate the current situation which is lacking a planning approval for the change of use for the upper floors of this property and which was exacerbated by the creation of two separate HMO units.

The above proposals reflect contemporary living standards and adhere to the economic reality. It is the applicant's desire to provide good quality accommodation, to enhance and preserve quality of the building and secure survival of the building stock in the area in general.

We believe that the proposal accords with the policies set out in the Council's Development Plans and meets the requirement of change of use and alterations within the borough at the time when social housing in general is under pressure and would benefit from additional accommodation.

The various elements of the application submitted via the Planning Portal are detailed below.



**The Planning Application comprises:**

- Application form and Certificate A for full planning permission duly completed.
- This letter
- Design and Access Statement
- Transport Assessment
- A sets of drawings as follow:
  - Location Plan (Drawing No.380/0001),
  - Ground, 1<sup>st</sup> and 2<sup>nd</sup> floor plans as approved (Drawing No. 380/001),
  - Section and elevations as approved (Drawing No. 380/010),
  - Ground, 1<sup>st</sup> and 2<sup>nd</sup> floor plans as built (Drawing No. 380/101),
  - Section and elevations as built (Drawing No. 380/110),and
- CIL questionnaire
- Estate agents supporting letter 01.
- Estate agents supporting letter 02.
- Camden council HMO license no 053395

If you require any further information, please contact us otherwise we look forward to receiving your confirmation of application registration.

Yours faithfully,



**Vladan Micanovic**  
Director