

## **CHRISTOPHER WICKHAM ASSOCIATES**

### **Town Planning Consultancy**

35 Highgate High Street,  
London N6 5JT.

Your ref:

Our ref: CWA/CMW/pl/1349

Date: 20<sup>th</sup> February 2020

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London Borough of Camden  
Development Management  
5 Pancras Square  
London N1C 4AG.

VIA THE PLANNING PORTAL ONLY

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990  
SITE AT 4 LAMBOLLE PLACE, LONDON NW3 4PD  
LAWFUL DEVELOPMENT CERTIFICATE APPLICATION – PROPOSED USE  
PLANNING PORTAL REFERENCE: PP-08522327**

I refer to the application, under the above Planning Portal reference, for a Lawful Development Certificate (LDC) in respect of the proposed change of use of the ground floor of 4 Lambolle Place, London NW3 4PD from B2 General Industrial Use to B1(a) office use.

In addition to the application form and this covering letter, the application comprises the following documentation:-

- Drawing no. 10599/TP2/01 which includes existing and proposed ground floor plans and a site location plan; and
- Planning decision notice 2018/5190/P.

The application fee of £231 is being paid via the portal. In assessing this application, I would ask you to have regard to the following.

The application site is located on the western side of Lambolle Place. The site is occupied by a two storey building (with roof level accommodation), the ground floor of which is in use as a car repair workshop. The site lies within the Belsize Park Conservation Area.

Planning permission was refused on 15<sup>th</sup> May 2019 under reference 2018/5190/P for *'change of use of ground floor from B2 general industrial use to sui-generis live/work use with associated external alterations including construction of front boundary timber gates and brick pillars'*.

The ground floor of the application premises has been in use as a car repair workshop for many years. There is no record of an express grant of planning permission for this use but the above planning decision and earlier correspondence with the LPA regarding a Prior Approval application, indicates that the LPA considers the current lawful use of the ground floor as falling within Use Class B2.

The LDC is sought in respect of the proposed change of use of the ground floor of the application property from B2 general industrial use to B1(a) office use. No external changes to the property are required or proposed at this stage. The LDC is sought on the ground that the proposed change of use constitutes permitted development under paragraph 1(a) to Class I (Industrial and general business conversions) of Part 3 of Schedule 2 of the GPDO 2015 (as amended). There is no Article IV direction in place with regard to this proposed change of use.

The proposed change of use of the ground floor of 4 Lambolle Place from B2 to B1(a) use is therefore considered to constitute permitted development, and the Council is requested to issue the LDC as soon as possible.

I look forward to the early and favourable determination of the application. In the meantime, if the case officer requires any further information or needs to arrange a site inspection, please do not hesitate to contact me.

Yours faithfully,



CHRISTOPHER M. WICKHAM