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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" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="NW1 9PX"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

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

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

I own a residential flat (Flat 3) in 110 Camden Place, that I purchased in 2017, which appears to have been subdivided at some stage during its construction and final approval in 2006. My neighbour (Flat 2a) applied for a Certificate of Lawfulness (which was granted by Tony Young) and suggested I do the same. This was confirmed by Kristina Smith of Camden Planning on 12th June 2020.

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).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation? Yes No

Please state why a Lawful Development Certificate should be granted

Dear Camden Building Control and Planning

I purchased Flat 3, Camden Place, in March 2017 from the owner who had lived there since the building was converted from offices to residential apartments. I believe that Planning Permission was granted in 2005 and leases issued to sell the apartments in 2006.

In 2018, Flat 2a was put on the market and the owner notified me that he had obtained a Certificate of Lawfulness prior to selling as some of the flats might have been modified at some stage during planning, building and final approval.

6. Grounds for application of a Lawful Development Certificate

I went back to the solicitor who did the conveyancing for me and she believes everything is in order. I have also been on your website and can see that planning permission was granted under ref. 2004/5123/P for 14 flats.

However, the issue is there are in fact 15 flats, not 14. My neighbour in Flat 2a informed me upon selling their flat that they believe my flat, Flat 3, was subdivided to make their flat, Flat 2a. They needed to apply for a Certificate of Lawfulness (which was granted by Tony Young) and recommended I do the same.

I have owned my flat for three years and bought it from an individual who owned it from the time of the conversion. Looking at the documentation associated with the first purchase of my flat in August 2006 the drawings in the lease clearly show that the size and shape of my flat has not changed since that first purchase.

I attach a scanned copy of selected pages of the head-lease dated 16th March 2006 and a copy of the lease to the first buyer of Flat 3 showing the drawings of the apartment on 9th August 2006. I also attach the Certificate of Lawfulness for Flat 2a which states that you (Camden Planning) would investigate the subdivision of my flat, Flat 3. Having spoken to Kristina Smith on Friday 12th June 2020 she confirms that the investigation case has been closed but for peace of mind recommend attaining a Lawful Development Certificate.

I hope what I have provided is clear and look forward to hearing from you.

With regards,
Sarah Carr

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)?

09/08/2006

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

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Bedsits/Studios	1	0	0	0	0	1
Total	1	0	0	0	0	1

Please select the existing housing categories that are relevant to your proposal.

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Add 'Market Housing - Existing' residential units

7. Information in support of a Lawful Development Certificate

Market Housing - Existing

	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Bedsits/Studios	1	0	0	0	0	1
Total	1	0	0	0	0	1

Total proposed residential units

1

Total existing residential units

1

Total net gain or loss of residential units

0

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)

03/06/2020

Details of the pre-application advice received

Following multiple emails and a phone call I was advised to apply for a Lawful Development Certificate. Kristina recommended that I mention Tony Young who processed the Certificate of Lawfulness for my neighbour (Flat 2a) on 22nd November 2017, Application Ref: 2017/5543/P.

10. Interest in the Land

Please state the applicant's interest in the land

- Owner
 Lessee
 Occupier
 Other

11. Authority Employee/Member

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

11. Authority Employee/Member

- (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)

12/06/2020