

Site: Unit 13 Apollo Studios, London,
NW5 2SB

Date: 21 October 2020

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1 Introduction

4D Planning has been appointed by Ms Nicola Abel-Hirsch who is the resident of Unit 13 Apollo Studios, London NW5 2SB within the London Borough of Camden. This application seeks to agree that the change of use of Unit 13 Apollo Studios from a Live – Work Unit to a residential dwelling under the C3 use class has taken place, and should be confirmed via the issue of a certificate of lawful use.

No physical alterations to the property have taken place or proposed as part of this application, nor are there or would there be any changes in occupancy levels. The change of use would therefore formalise the existing single dwelling unit.

2 Background

The applicant purchased the unit in 2003 with a B1 commercial land use class. In 2005, under planning permission 2005/1878/P, which formalised the establishment of the live – work unit. Live – work units in a town planning context were introduced during the 1990s and 2000s in order to promote urban regeneration in under utilised localities. They are generally considered to be a sui generis land use.

A key characteristic of live – work units is that a unit includes portions for residential use and dedicated portions for work use. The principle was that the work environment would require dedicated “screened off” rooms for that function. The modern reality of working from home in fact has more flexible requirements, in terms of space, due to the use of computers and mobile devices. The unit has therefore become a residential space.

3 Certificate Requested

The applicant wishes to formalise use of the property for residential use, on the basis that evidence is provided to document a minimum most recent four year period to the date of application.

The evidence provided is included with the application and is listed as follows:

- Council Tax Bill 2015-16
- Council Tax Bill 2020-21
- Electricity Bill April 2015
- Electricity Bill May 2020
- Television Licence 2017, 2018, 2019
- Statutory Declaration signed 29th September 2020

I would be grateful if you could consider the evidence provided, and grant a certificate to confirm that the property is in use as a dwelling under C3 of the Use Class Order.