

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, 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	<input type="text" value="50"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Gate House"/>
Address line 1	<input type="text" value="St Edmund's Terrace"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW8 7ED"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="527618"/>
Northing (y)	<input type="text" value="183659"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text"/>
Surname	<input type="text" value="Khodorkovskii"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Gate House"/>
Address line 2	<input type="text" value="50 St Edmunds Terrace"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>

2. Applicant Details

Country	
Postcode	NW8 7ED
Are you an agent acting on behalf of the applicant?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
Primary number	07920010021
Secondary number	
Fax number	
Email address	ns@cbr.co.uk

3. Agent Details

Title	Mr
First name	Martin
Surname	Hammond
Company name	C-Side Architectural Design Ltd
Address line 1	43a Ninfield Road
Address line 2	
Address line 3	
Town/city	Bexhill on Sea
Country	United Kingdom
Postcode	TN39 5AE
Primary number	01424213845
Secondary number	
Fax number	
Email	mhammond@c-sidedesign.com

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?	<input checked="" type="radio"/> Yes <input type="radio"/> No
If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)	
2x walled courtyards at basement level will have new timber frame flat roofs built, with flat glazed skylights, all below ground floor level.	
Does the proposal consist of, or include, a change of use of the land or building(s)?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Has the proposal been started?	<input type="radio"/> Yes <input checked="" type="radio"/> No

5. Grounds for Application

Information about the existing use(s)

5. Grounds for Application

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing dwelling was built in 2015. It has 2x walled courtyards at basement level. Courtyard 1 has a 7.5sq.m footprint & Courtyard 2= 3.6sq.m. The proposals are to build new roofs to each, with a narrow, timber framed flat roof to the perimeter, and flat glazed skylights. The proposals do not alter the use or appearance of the building. The existing rainwater drainage is to be retained with new downpipes from the roofs.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

The applicant requested the opinion of a planning enforcement officer, who said that planning permission is not required however to submit for a Lawful Development Certificate.

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Is the proposed operation or use ☒ Permanent ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The building elevation is not affected by the proposals. The new roofs are to be built off the existing courtyard walls, below ground level.

6. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	NGL952127
--------------	-----------

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ☒ Yes ☐ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234) 9038-9087-7356-3765-5924

7. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?	11.00
Number of additional bedrooms proposed	0
Number of additional bathrooms proposed	0

8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

9. 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

10. 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	Raymond
Surname	Yeung
Reference	ns@crbr.co.uk

Date (Must be pre-application submission)

16/11/2020

Details of the pre-application advice received

Natalia was told that as the property is detached, the proposal would not require planning permission, but a LDC should be sought.

11. Authority Employee/Member

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

- (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. Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

13. 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. ☒

13. Declaration

Date (cannot be pre-application)

21/01/2021