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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	<input type="text" value="17"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Flat D"/>
Address line 2	<input type="text" value="North Villas"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW1 9BJ"/>

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

Easting (x)	<input type="text" value="529750"/>
Northing (y)	<input type="text" value="184766"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Mariana"/>
Surname	<input type="text" value="Mazzucato"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Flat D, 17, North Villas"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city	London
Country	
Postcode	NW1 9BJ
Are you an agent acting on behalf of the applicant?	
Primary number	
Secondary number	
Fax number	
Email address	

☒ Yes ☐ No

3. Agent Details

Title	Mrs
First name	Priscilla
Surname	Pinotti
Company name	WAY Architecture Yell
Address line 1	28 Poland Street
Address line 2	
Address line 3	
Town/city	London
Country	UK
Postcode	W1F 8QP
Primary number	
Secondary number	
Fax number	
Email	

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

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

We would like to request a Certificate of Lawfulness for 3 Velux windows at Flat D, 17 North Villas, which are:

5. Description of Existing Use, Building Works or Activity

- 1 Velux window (720x1120mm) at the front elevation of the property that gives light to a bedroom (pre-existing when the flat was bought by the current owners in 2000, however not shown in the title plan of the property). Due to leaking problems this Velux window was replaced in 2008, like for like.
- 1 Velux window (880x1130mm) at the rear elevation of the property that gives light to a bathroom, created in 2016 by the current owners of the flat.
- 1 Velux window (500x800mm) at the rear elevation of the property that gives light to the stairs, created in 2016 by the current owners of the flat.

The property is a private residence, within a conservation area and it is not in a listed building.

Please refer to pdf attached to this application 'W-846-210511-C_Letter_Planning', which describes the intervention in detail.

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

The property is a private residence, within a conservation area and it is not in a listed building. It was acquired in 2000 and the Velux window at the front elevation was already in place, despite the fact that it was not shown in the title plan of the property. Due to leaking problems this Velux window was replaced in 2008, like for like, keeping the same visual aspect, material and size.

The 2n. Velux windows at the rear elevation were installed in 2016 by the current owners. Their purpose was to illuminate and ventilate the bathroom that was going to be created under the existing eaves and also to illuminate and ventilate the existing stairs. In the occasion, unfortunately, they were not aware that planning application was required.

Many of the neighboring buildings have Velux windows in the front elevation and also in the rear elevation, and the 3n. Velux windows can not be seen from the street. We strongly believe that this intervention is not in any form detrimental to the architectural value of the building and the character of the street elevation.

Please refer to the attached pdf 'W-846-210511-C_Letter_Planning' for a detailed explanation.

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)?

15/03/2016

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

8. 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

NGL316873

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)

0925-0200-9409-1614-5400

9. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?

0.00

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

10. Vehicle Parking

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

11. 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

12. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

13. Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

14. 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?

15. 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)

17/05/2021