

30 July 2021

Delivered via Planning Portal (PP-10088231)

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

Dear Sir / Madam

**UNITS 21-22 CEDAR WAY, LONDON N1C 4PD**  
**CERTIFICATE OF LAWFULNESS: EXISTING USE**

On behalf of our client, the London Borough of Camden, we hereby submit an application for a Certificate of Lawfulness: Existing Use in respect of the following:

*Change of Use from B8 to Business use under transitional arrangements of the Use Classes amendment Regulations 2020 which allow the continued operation of Schedule 2, Part 3, Class I (industrial and General Business Conversions) of the GPDO 2015 (as amended).*

**Permitted development**

Class I of Part 3 of Schedule 2 of the GPDO 2015 (as amended) concerns industrial and general business conversions. It permits the following development until the end of July 2021:

*I. Development consisting of a change of use of a building—*

*(a) from any use falling within Class B2 (general industrial) or B8 (storage or distribution) of the Schedule to the Use Classes Order, to a use for any purpose falling within Class B1 (business) of that Schedule;*

*(b) from any use falling within Class B1 (business) or B2 (general industrial) of the Schedule to the Use Classes Order, to a use for any purpose falling within Class B8 (storage or distribution) of that Schedule.*

*Development not permitted*

*I.1 Development is not permitted by Class I, where the change is to or from a use falling within Class B8 of that Schedule, if the change of use relates to more than 500 square metres of floor space in the building.*

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The site was previously in B8 use but was changed to business use on 19 July 2021 through Network Rail's use of the site as offices, welfare facilities and storage (Class B1). It stayed in this business use for the whole period from 19 July 2021 until the submission of this Certificate of Lawfulness application. The development is thus permitted under the GPDO provisions in force at the time and subsequently becomes Class E under legislative provisions now in operation.

The identified GPDO provision also limits the scope of the relevant permitted development right to sites with floorspace areas of 500 sqm or less (GIA). The floorspace of the site is less than 479sqm and therefore satisfies this criteria.

### **Evidence for Certificate of Lawfulness**

Submitted with this Certificate of Lawfulness application is an electronic version of the tenancy at will between the landowner and current occupier, dated 20 July 2021. This identifies the use of the site as a main project compound, site offices and welfare cabins with ancillary storage. The document thus confirms the change of use that is the subject of the application.

Also submitted is a London Borough of Camden floor plan document identifying the floorspace at the site as 479sqm. The floorspace does not breach the relevant clause of the GPDO.

Taking into account all the facts of the case, we conclude that Network Rail's tenancy at the site has involved a lawfully permitted change of use from Class B8 to Business Use (Class B1/E).

### **Submission**

We hereby provide the following as part of the Certificate of Lawfulness application:

- Cover letter, prepared by Turley (this document)
- Application form, prepared by Turley
- Site location plan, prepared by LB Camden
- Floor plan, prepared by LB Camden
- Tenancy at will, prepared by LB Camden and Network Rail
- Fee payment of £462 plus £28 service charge (paid via the Planning Portal)

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact me or Oliver Jefferson at this office.

Yours faithfully



Phil D Jones  
**Assistant Planner**

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