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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="44"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Unit 5a"/>
Address line 1	<input type="text" value="St Paul's Crescent"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW1 9TN"/>

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

Easting (x)	<input type="text" value="529772"/>
Northing (y)	<input type="text" value="184298"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="George"/>
Surname	<input type="text" value="Orris"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="West Lodge"/>
Address line 2	<input type="text" value="George Street"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city	Hadleigh
Country	Suffolk
Postcode	IP7 5BE
Are you an agent acting on behalf of the applicant?	
Primary number	
Secondary number	
Fax number	
Email address	

☒ Yes ☐ No

3. Agent Details

Title	
First name	Andreas
Surname	Paschali
Company name	Alexander Elliott Ltd
Address line 1	224 Ballards Lane
Address line 2	
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	N3 2LX
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

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please select the relevant Use Class.

4. Description of Use, Building Works or Activity

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 Use Classes C2A and C4 or 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

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

Unit 5, 44 St Pauls Crescent was originally laid out as an office on the ground floor with a self-contained flat on the first floor above. In September 2011, the ground floor (Unit 5A) was converted into a self-contained flat. Unit 5A was first let to tenants as a 2 bedroom self-contained flat on 5th October 2011 and has been continuously marketed and let as a self-contained 2 bedroom flat since then to various different tenants. The existing layout and use is shown on drawing No. 364.CL.01

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

Unit 5, 44 St Pauls Crescent was originally laid out as an office on the ground floor with a self-contained flat on the first floor above. In September 2011, the ground floor (Unit 5A) was converted into a self-contained flat. Unit 5A was first let to tenants as a 2 bedroom self-contained flat on 5th October 2011 and has been continuously marketed and let as a self-contained 2 bedroom flat since then to various different tenants. The existing layout and use is shown on drawing No. 364.CL.01. Unit 5A is subject to Council Tax and has been since January 2012. Unit 5A has its own separate electricity and water metres.

The attached statement of facts provides a chronology of events and confirms that Unit 5A has been used continuously as a self-contained 2 bedroom flat for a period of more than 4 years.

The following documents also form part of the application to demonstrate that Unit 5A has been used continuously as a self-contained 2 bedroom flat for a period of more than 4 years:-

*Drawing No. 364.CL.01 - shows the existing layout.

*Statutory declaration from George Orris to confirm the above.

*Confirmation that Unit 5A was assessed as being liable for Council Tax starting from January 2012. Unit 5A remains liable for Council Tax to this day and has done continuously since January 2012. The various tenants were responsible for paying the Council Tax during their tenancies and the applicant was responsible for paying the Council Tax during any void periods between tenancies.

*Various receipts and kitchen planning details / order from around September 2011 when the conversion works took place.

*Invoice from Darius Builders in relation to redecoration works undertaken in January 2012. This makes reference to redecoration works to the existing bedrooms.

*Statutory declarations from tenants that let the property as a self-contained 2 bedroom flat and lived in the property from September 2013 until *August 2019 to confirm that there was a continuous use as a self-contained flat over this period.

*Copies of the tenancy agreements from the tenants that let the property as a self-contained 2 bedroom flat and lived in the property from September 2019 until January 2021 to confirm that there was a continuous use as a self-contained flat over this period.

*Statement from Rodney McQuillan-Keane who acted as the applicant's letting agent first in August 2016 and then again in 2019 and 2020 when new tenants were brought in. Copies of the letting agent invoices from 2019 and 2020 are also attached.

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)?

05/10/2011

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

7. Information in support of a Lawful Development Certificate

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	NGL876327
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Title Number	NGL879351
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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)

0995-2800-6116-9791-5835

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

Please provide the number of existing and proposed parking spaces.
Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	1	0

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)

20/07/2021