

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	25
Suffix	
Property name	
Address line 1	Camden Park Road
Address line 2	
Address line 3	
Town/city	London
Postcode	NW1 9AX
Description of site location must be completed if postcode is not known:	
Easting (x)	529897
Northing (y)	184705
Description	

2. Applicant Details

Title	Mr
First name	Fraser
Surname	Padmore
Company name	
Address line 1	Flat 15
Address line 2	Prince Edward Mansions
Address line 3	Moscow Road
Town/city	London

2. Applicant Details

Country

Postcode

W2 4WA

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes ☐ 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)

The building at 25 Camden Park Road (the "Property" is a 4 storey residential property. Its use class for the purposes of the The Town and Country Planning (Use Classes) Order 1987 (as amended) is C3: Dwellinghouses.

In 1973, the Property was subdivided into 2 flats. "25A" occupies the lower ground and ground floors of the Property. "25" occupies the 1st and 2nd floors of the Property. There is a freehold title over the entire Property, owned by the occupier of 25A. The occupier of 25A also has a 900 year+ leasehold title in 25A. There is a registered leasehold interest with 189 years remaining over 25.

We would purchase the freehold interest over the Property, the leasehold interest in 25A, and the leasehold interest in 25. The leasehold interests would be dissolved into the freehold shortly after completion.

Both 25A and 25 are used exclusively as dwellinghouses.

I propose to make internal alterations to the Property such that 25A and 25 will constitute a single continuous dwellinghouse. This will be limited to the removal of a non-load-bearing partition wall currently obstructing the staircase between the ground and first floors, removal of certain other non-load bearing partition walls, and the removal of a surplus kitchen and a surplus bathroom.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes ☒ No

Has the proposal been started?

☐ Yes ☒ No

5. Grounds for Application

Information about the existing use(s)

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 Property was constructed as a dwellinghouse in the mid-19th century and to my knowledge has always been used as such. As reflected in the Supporting Documents, the conversion of the Property from one dwellinghouse into two dwellinghouses was granted planning consent in April 1973, not subject to any conditions restricting de-conversion.

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

- Informal Email of Advice from Ewan Campbell, Planner, Camden Borough Council
- Site Plan
- Original floor plan
- Floor planning showing layout on completion of works
- Original planning consent from April 1973
- Householder Declaration

5. Grounds for Application

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?

As reflected in the Supporting Documents, I have received informal advice from Ewan Campbell, Planner at Camden Borough Council that the proposal does not require planning permission.

Nevertheless, I am applying for issue of a Lawful Development Certificate to obtain a conclusive determination that the proposal does not require planning consent and is otherwise permitted (subject to satisfying Building Regulations and any applicable restrictive covenants).

I believe the proposal should be permitted as:

- There is no change of use class with respect to any of the Property, 25A or 25.
- While the Property is in the Camden Square Conservation Area, no external alterations are proposed. The Property is not listed.
- As set out at Paragraph 3.75 of the Camden Local Plan, "Net loss of one home is acceptable when two dwellings are being combined into a single dwelling". The proposal involves the net loss of one home as a result of the combination of two dwellings into a single dwelling. It is further stated "the Council will resist the incremental loss of homes through subsequent applications to combine further homes within the same building or site". As reflected in the floor plan in the Supporting Documents, there are no additional dwellings within the Property, and as such no subsequent loss of homes is possible.
- As set out at paragraph a. in the text box titled "Policy H3 Protecting existing homes" following Paragraph 3.67 of the Camden Local Plan, the Council will resist development that "involves a net loss of residential floorspace". The proposal will not result in any loss of residential floor space, as the proposal is merely for the combination of 25A and 25 into a single dwellinghouse. The total floorspace of the Property will therefore necessarily remain the same.
- As set out Paragraph 3.70 of the Camden Local Plan, the Council will resist proposals including "reductions in floorspace that are material because they reduce the number of residents who can occupy a home or property". The Property is currently organised as two two-bedroom flats. The proposal will involve the creation of a four-bedroom family home. Notwithstanding that, for the reasons set out out above, there will be no loss of residential floorspace, it is argued that the proposal will certainly not reduce, and is likely to increase, the number of residents who can, and in fact likely will, occupy the property. This is because the surplus kitchen and bathrooms may be converted into use as bedrooms in a family home.
- As a point of fact, I have manually searched the historic Camden planning records dataset and have found that recent applications for amalgamations of two dwellings into one dwelling involving no exterior alterations appear to be universally granted, based on the data available.

I respectfully request that you issue a Lawful Development Certificate for the reasons set out above.

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	261529
Title Number	NGL980677
Title Number	NGL931381

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

☒ Yes ☐ No

6. Site Information

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234)

0590-3006-1206-4589-7204

7. 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

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

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Mr Campbell informed me that no planning consent would be required, however that if I wanted to be certain the proposal is permitted then I should submit an LDC application.

Mr Campbell also advised me as to the appropriate occupier's certificate to be submitted.

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

11. Authority Employee/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

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

Have they been informed of the application?

☒ Yes ☐ No

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. ☒

Date (cannot be pre-application)

30/08/2021