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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 (as amended)

#### 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.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

33 Flat C

Address Line 1

Downside Crescent

Address Line 2

Address Line 3

Camden

Town/city

London

Postcode

NW3 2AN

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

Easting (x)

527527

Northing (y)

185209

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Brandon

Surname

Schubert

Company Name

Brandon Schubert Ltd

### Address

Address line 1

Flat C, 33 Downside Crescent

Address line 2

Address line 3

Camden

Town/City

London

Country

Postcode

NW1 7NU

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

### Contact Details

Primary number

Secondary number

Fax number

Email address

## 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)

Proposal to amalgamate two dwellings into a single dwelling by reinstating an original doorway between the two units. Please see accompanying documentation in support of this Lawful Development Certificate application.

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

## 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

Please see accompanying documentation.

The existing property currently comprises of Flat C, which is a one-bedroom flat of approx. 75sqm, and Flat D, a studio flat of approx. 24sqm (total 99sqm). The design proposes the amalgamation of these two units to create a single residential unit which would provide two bedrooms and living space.

There are no alterations proposed to the exterior of the property and the flats on the first floor and second floor are not impacted in any way by this application. The proposed internal works are limited solely to the reinstatement of an original doorway which will link the studio flat to the one-bedroom flat.

The amalgamation of two dwellings into a single dwelling does not result in a material change of use given that the Class C3 use will be retained and no loss of floorspace will occur. The proposal is therefore lawful on this basis.

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

Planning statement attached together with schedules, site plan and other plans such as existing, demolition and proposed.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

**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.

### Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

**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.

Is the proposed operation or use

- Permanent  
 Temporary

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

Please see planning statement attached.

In summary, Section 55 of the Town and Country Planning Act 1990 as amended (the "Act") defines the meaning of "development" as the "carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of a material change in the use of any buildings or other land". The Act specifies that all "development" requires planning permission.

Section 55 of Town and Country Planning Act 1990 states that: "The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land— (a) the carrying out for the maintenance, improvement or other alteration of any building of works which— (i) affect only the interior of the building, or (ii) do not materially affect the external appearance of the building....".

The proposals in this application for a Lawful Development Certificate involve internal works only (reinstating an original doorway), with no alterations proposed to the exterior of the property. Accordingly, there would be no harm, nor indeed any change, to the character of the building, the Parkhill and Upper Park Conservation Area or the surrounding residential area.

Since the proposals here involve works which "(i) affect only the interior of the building" and "(ii) do not materially affect the external appearance of the building", the works do not involve development and, therefore, do not require planning permission pursuant to s55 above.

It is therefore clear that the amalgamation of two dwellings into a single dwelling does not result in a material change of use given that the Class C3 use will be retained and no loss of floorspace will occur. The proposal is therefore lawful on this basis.

## Site information

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

## 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"

NGL981200

NGL781416

## 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)

0654-2884-7360-9698-5675

## Further information about the Proposed Development

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

0.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

## Vehicle Parking

**Please note:** This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

## 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

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

## 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.

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?

Yes

No

## Interest in the Land

Please state the applicant's interest in the land

Owner

Lessee

Occupier

Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

\*\*\*\*\* REDACTED \*\*\*\*\*

## Declaration

I / We hereby apply for Lawful development: Proposed use as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Brandon Schubert

Date

14/03/2022

