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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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="177 Basement Floor"/>
Address Line 1	<input type="text" value="West End Lane"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Camden"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW6 2LH"/>

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

Easting (x)	Northing (y)
<input type="text" value="525507"/>	<input type="text" value="184603"/>

Description

Basement of 177 - Access via 179-181 West End Lane

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Kasriel

Company Name

AT & Mrs. JF Kasriel

Address

Address line 1

1 - 3 Canfield Place

Address line 2

Address line 3

Town/City

London

Country

undefined

Postcode

NW6 3BT

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposal

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

- ☐ Yes
☒ No

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

- ☒ Yes
☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Separation of Basement from Ground floor Shop / Restaurant.
New Independent Access to Basement via Main Entrance serving Offices and Residential Upper floors.
Change of Use to Self-Contained Basement Studio for Recreation /Fitness use and/or Medical / Health use.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Ancillary office, storage and washrooms for Ground floor Restaurant / Hot Food Take-away. Ceased April 2020.

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

The previous Use of the basement was as Ancillary Office, Storage and Toilet facilities for the Ground floor shop or restaurant / hot food takeaway, at 177 West End Lane.

The Ground floor use continues unaffected. It is self-contained and, insofar as the Ground floor Use is sui generis, no change is proposed.

The basement has now been separated and, instead of being accessed through the ground floor, it is now self contained and approached via a doorway within the main Building entrance to 179-181 West End Lane.

The main Building is wholly in Class E Use at Basement, Ground and First floor levels, with Class C3 residential use at 2nd and 3rd floor levels above.

The proposal is for use of the basement as a Pilates Studio and/ or for Recreation / Fitness uses and/or Medical/Health services, [Class E(d) & E(e)], consistent with those at basement, ground and first floor levels in the remainder of the Building.

Since 1985, the buildings at 177 and 179-181 have always been united at all floors above street level, and share a common staircase.

The proposed Use matches the Uses (retail, office, and restaurant) granted under previous planning consents, now converted to Class E.

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

- 1). Original Planning Consent at 179-181 West End Lane, Ref: G/5/6/B/31375 dated 14 January 1981, for erection of a new building, with basement and 4 storeys above, comprising use as shops and storage, offices at 1st floor, and flats above.
- 2). Original Planning Consent at 177 West End Lane, Ref: G5/6/2/PL/8401824 dated 28 January 1985, for reconstruction of the previously existing building, with shops and storage, offices at 1st floor, and flats above.
- 3). Changes of Use at 179-181 West End Lane, in turn, by Housing Advice Centre at Basement, Ground and 1st floor, Ref: 36670 dated 27 September 1983; and
- 4). Subsequently by independent offices at 1st floor, and Metropolitan Police Safer Neighbourhood Unit at Basement and Ground floor, Ref: 2009/3162/P dated 28 September 1989
- 5). Certificate of Lawfulness, Ref: 2021/6166/P dated 28 March 2022 - for Basement and Ground floor at 179-181 West End Lane as Dental Surgery.
- 6). Valuation Office Agency Rating Assessment for Basement Studio dated 13 July 2020
- 7). LB Camden Business Rates Bill 2020-21
- 8). LB Camden Business Rates Bill 2021-22
- 9). Basement Studio red-edged Floor Plan

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

Other

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.

Other (please specify)

Class E to 177-181 West End Lane at Bmt, Grd and 1st floor level, but for sui generis Pizza Unit

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

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.

Other (please specify)

Recreation / Fitness uses and/or Medical/Health services, [Class E(d) & E(e)],

Is the proposed operation or use

☒ Permanent

☐ Temporary

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

Use of the basement area within no. 177 West End Lane, as now accessed from the Main entrance to 179-181 West End Lane, and if used for Recreation / Fitness uses and/or Medical/Health services, [Class E(d) & E(e)], would complement the Class E use of the remainder of the complex at Basement, Ground and 1st floor level,

The sui generis use of the Pizza takeaway on the floor above is not affected either way. No "change of use" is proposed, whether to sui generis or from sui generis.

The Basement has been extensively restored, with improved finishes and services and the benefit of exclusive access to pleasant outdoor space at the rear garden level, so creating a unit capable of productive use for a socially desirable purpose.

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"

LN110477

NGL487550

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)

6198-4795-8070-3757-3401

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

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

Andrew Kasriel

Date

13/05/2022